WARRANTY DEED

File Number: 60221

Davidson County DEEDWARR
Recvd: 12/11/06 09:54 2 pg
Fees:13.00 Taxes:421.80

20061211-0152361

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER 2006.

Notary Public

MY COMMISSION EXPIRES: November 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane, Suite 9, TN 37076

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin B. Kesterson	Primetrust Bank	134
(NAME) 3637 Donna Kay Drive	(NAME) P.O. BOX 210618	9
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37221	73
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert A McClerkin, and wife Malorie A McClerkin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dustin B. Kesterson, and Laura M. Kesterson, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Lot No. 58 on the Plan of Woodland Hills, Phase One, of record in Book 6900, page 668, Register's Office for Davidson County, Tennessee, to which plane reference is hereby made for a more compete and detailed description.

Being the same property conveyed to Robert A. McClerkin and wife, Malorie A. McClerkin by Warranty Deed from Douglas P. Remington, unmarried of record in Book 11531, page 630, Register's Office for Davidson County, Tennessee.

Subject to restrictions of Record in Book 7632, Page 947, Book 9055, page 943, Register's Office of said County.

Subject to all matters of record in Plat Book 690, Page 668, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

Subject to easement and intrusions Deeds of Conveyance in Book 10461, page 735 & 740, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easement in Book 8347, page 35, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement in Book 7262, page 388 & Book 8337, page 556, Register's Office for Davidson County, Tennessee.

Subject to Railroad Easement in Book 3504, page 619, Register's Office for Davidson County, Tennessee.

Subject to Right -of-Way Easement in Book 3103, page 37, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3637 Donna Kay Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Witness our hands this 8th day of December 2006.

Robert A McClerkin

Malorie A McClerkin

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. McClerkin and wife, Malorie A.McClerkin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 8th day of December, 2006.

Commission expires: November 22, 2010

Sandra Golden-Woods Notary Public