Davidson County DEEDWARR
Recvd: 06/25/07 16:09 4 pgs
Fees:23.00 Taxes:373.48
20070625-0075912

This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37130
File Number 07-000059

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Brian M. Bond and Latasha D. Bond	(Name) Magna Bank, f/k/a 1st Trust Bank for Savings, FSB	043-16-0-176.00
(Address) 1000 Mallow Drive	(Address) P.O. Box 17257	
(City) (State) (Zip) Madison, TN, 37118	(City) (State) (Zip) Memphis, TN 38187-0257	

THIS INDENTURE made and entered into this 6/19/2007 by and between **Clyde Kestner and V. Marie Kestner, Trustees of the Kestner Revocable Trust dated July 29, 1994** party of the first part and **Brian M. Bond and Latasha D. Bond, husband and wife** party of the second part,

WITNESSETH: This for and in consideration of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the party of the second part and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part, their successors, heirs and assigns, that certain improved real estate situated and being in the City of Madison, County of Davisdon, State of Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

Parcel ID # 043-16-0-176.00
☒ Improved OR
☐ Unimproved property located at: 1000 Mallow Drive, Madison, TN 37118

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the

same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she/they warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is being referred to and pronouns shall be construed according to their proper gender and number according to the context hereof. Whenever 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 hand as of the 19th of June, 2007, the party of the first part of the day and year first written above.

Clyde Kestner and V. Marie Kestner,
Trustees of the Kestner Revocable Trust
dated July 29, 1994

Clyde Kestner A/K/A Clyde W. Kestner
Clyde Kestner, a/k/a Clyde W. Kestner,
Trustee

V. Marie Kestner A.K.A Violet Marie
V. Marie Kestner, a/k/a Violet Marie
Kestner, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Clyde Kestner and V. Marie Kestner, Trustees of the Kestner Revocable Trust dated July 29, 1994**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes herein contained as his/her free Act and Deed.

Witness my hand and official seal, at office located in Nashville Tennessee
this 14th OF June 2007

STATE OF TENNESSEE NOTARY PUBLIC
JEFFERSON COUNTY

Notary Public
My Commission Expires: 1-23-2010

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 94, on the Plan of Section Two, Arrowhead Estates, of record in Book 5050, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clyde W. Kestner by deed from Pigskin Properties, dated April 20, 1993, recorded June 23, 1993, of record in Book 8991, Page 338, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Clyde Kestner and V. Marie Kestner, Trustees of Kestner Revocable Trust Dated July 29, 1994 by Quitclaim Deed from Clyde Kestner and wife, Violet M. Kestner, dated August 22, 1994, recorded August 22, 1994, of record in Book 9442, Page 820, Register's Office for Davidson County, Tennessee.

Clyde Kestner and Clyde W. Kestner are one and the same person.
Violet M. Kestner and V. Marie Kestner are one and the same person.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $100,940.00

Clyde W. Kestner
Affiant

Subscribed and sworn before me this 19th OF June

Jeff Chandler
Notary Public
My Commission Expires: 1-23-2010

