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MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

File No. 290400332

WARRANTY DEED

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 2-19-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Williams	New Owner	163-04-0A-110.00
(NAME)	(NAME)	
3001 Hamilton Church Road 110		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090032866 DEEDWARR
Recvd: 05/19/09 10:32 2 pgs
Fees:13.00 Taxes:471.75
20090519-0045845

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William L. Kebler, married and William D. Kebler, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kenneth L. Williams**, hereinafter called the Grantee, His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Unit No. 110, on the plan of Hamilton Crossing Townhomes Phase Two, as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945 and Instrument No. 20050701-0075731, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

BEING the same property conveyed to William L Kebler, unmarried and William D Kebler and Cynthia E Kebler, husband and wife by Warranty Deed from R J York Homes LLC of record in Instrument No. 20060109-0002996 and rerecorded in Instrument No. 20060201-0012488 on 12/30/2005 and filed for record on 01/09/2006; Cynthia E. Kebler having since passed away on 10/17/07 leaving William D. Kebler surviving spouse obtained the property with rights of survivorship, Register's Office for Davidson County, Tennessee.

Cassie Kebler spouse of William L. Kebler joins in the conveyance of this property to convey any and all marital interest she may have in subject property.

Juanita Kebler spouse of William D. Kebler joins in the conveyance of this property to convey any and all marital interest she may have in subject property.

This conveyance is subject to the following:
Restrictions of record in Instrument No. 20040212-0016945, Instrument No. 20040226-0022076, Instrument No. 20050701-0075731;Storm water Detention Agreement Easement of record in Instrument No. 20030731-0108672;By-Laws as shown of record in Instrument No. 20040212-0016946 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3001 Hamilton Church Road 110, Antioch, TN 37013
(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 GRANTEE, His heirs and assigns forever; and he does covenant with the said GRANTEE that he is 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 he does further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, His 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 30th day of April, 2009.

William L. Kebler

Cassie Kebler

William D. Kebler By: William L. Kebler, Attorney-in-Fact

Juanita Kebler By: William L. Kebler, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William L. Kebler and Cassie Kebler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of April, 2009.

Commission expires: 1-19-10

Notary Public

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

~~William D. Kebler By: William L. Kebler, Attorney-in-Fact~~

~~Juanita Kebler By: William L. Kebler, Attorney-in-Fact~~

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 30th day of April, 2009, before me personally appeared William L. Kebler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of William D. Kebler and Juanita Kebler, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument Number 20090519000458, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 30th day of April, 2009.

Commission expires: 1-19-10

Notary Public

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 290400332

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