BILL GARRETT, Davidson County
Trans:T20090082658 DEEDWARR
Recvd: 12/07/09 13:56 2 pgs
Fees:13.00 Taxes:684.50
20091207-0111903

WARRANTY DEED

THIS INDENTURE, made and entered into on this 24th day of November, 2009, by and between **Michael S. Kestner and Mark A. Kestner, Successor Trustees of the Kestner Revocable Trust dated July 29, 1994** party of the first part, and **Melodie C. White,** * party of the second part,
*a married person
WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Unit No. 1234, together with the Carport designated No. 1234-C, in River Plantation, Section Seven, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Page 705 and 706, in the Register's Office of Davidson County, Tennessee and described in Master Deed recorded in Book 6226, Page 9, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to **Clyde Kestner and V. Marie Kestner, Trustees of the Kestner Revocable Trust dated July 29, 1994,** party of the first part by Quit Claim Deed of record as Instrument Number 20020827-0103233 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all Subdivision Restrictions, Building Lines and Easements of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his 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 they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except as set forth above and except for: **2010 Davidson County real estate taxes not yet due and payable which party of the second part assumes and agrees to pay** and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael S. Kestner and Mark A. Kestner, Successor Trustees of the Kestner Revocable Trust dated July 29, 1994

Michael S. Kestner, Successor Trustee

Mark A. Kestner, Successor Trustee

STATE OF Tennessee COUNTY OF Rutherford

Personally appeared before me, the undersigned authority in and for the said county and state, the within named Michael S. Kestner, Successor Trustee of the **Kestner Revocable Trust dated July 29, 1994** and acknowledged that he, acting as Successor Trustee for the **Kestner Revocable Trust dated July 29, 1994**, and that in said successor trustee's capacity, executed the above and foregoing instrument, on behalf of **The Kestner Revocable Trust dated July 29, 1994** and acknowledged that he executed the same as the free act and deed of said the **Kestner Revocable Trust dated July 29, 1994**, after first having been duly authorized so to do.

WITNESS my Notarial Seal at office this 24th day of November, 2009.

CRYSTAL ROZENBAUM STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Crystal Rozenbaum
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 18, 2013

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STATE OF Tennessee COUNTY OF Rutherford

Personally appeared before me, the undersigned authority in and for the said county and state, the within named Mark A. Kestner, Successor Trustee of the **Kestner Revocable Trust dated July 29, 1994** and acknowledged that he, acting as Successor Trustee for the **Kestner Revocable Trust dated July 29, 1994**, and that in said successor trustee's capacity, executed the above and foregoing instrument, on behalf of **The Kestner Revocable Trust dated July 29, 1994** and acknowledged that he executed the same as the free act and deed of said the **Kestner Revocable Trust dated July 29, 1994**, after first having been duly authorized so to do.

WITNESS my Notarial Seal at office this 24th day of November, 2009.

CRYSTAL ROZENBAUM STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Crystal Rozenbaum
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 18, 2013

(FOR RECORDING DATA ONLY)

Property Address: 1234 General George Patton Road
Nashville, TN 37221

I, or we, hereby swear or affirm that to the best of affiant's information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

(Person or Agency responsible for payment of taxes)

Melodie C. White
1234 General George Patton Road
Nashville, Tennessee 37221

Melodie C. White
Affiant

CRYSTAL ROZENBAUM STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me this 1st Day of December, 2009.

Crystal Rozenbaum
Notary Public MY COMMISSION EXPIRES FEBRUARY 18, 2013

My Commission Expires:

Prepared by:

Delgado Law Firm, PLLC
5779 Getwell Road, Bldg. D, Suite 5
Southaven, Mississippi 38672

Tax ID Number: Map 142-09-0-E
Parcel 34.00CO

Return to:
Signature Title
1435 North West Broad Street
Murfreesboro, TN 37129
File Number: TN2009100024P

Property Owner:
Melodie C. White
1234 General George Patton Road
Nashville, Tennessee 37221