WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100079464 DEEDWARR
Recvd: 12/17/10 10:58 2 pgs
Fees: 13.00 Taxes: 2257.00
20101217-0100456

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $610,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF DECEMBER, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 5, 2012

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 2500 Crossboard Lane, G-104, Franklin, TN 37067
file # 10-03825 KESTING CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kimberly C. Kesting and John W. Kesting Jr	same	15807002300
1834 Cromwell Drive		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAURIE H. BELVILLE, JOSHUA R. BELVILLE, AND WIFE DARCI A. BELVILLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KIMBERLY C. KESTING AND HUSBAND JOHN W. KESTING JR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1834 Cromwell Drive, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 15th day of December, 2010.

Laurie H. Belville

Joshua R. Belville

Darci A. Belville

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LAURIE H. BELVILLE, AND JOSHUA R. BELVILLE AND DARCI A. BELVILLE, 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 Franklin, Tennessee, this 15th day of December, 2010.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 17, FORREST TRAILS SUBDIVISION, as shown on plat of record in Plat Book 3700, Pages 24 and 25, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from The Bank of New York Mellon f/k/a The Bank of New York as successor to JP Morgan Chase Bank, as trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-1 to David L. and Laurie H. Belville and Joshua R. Belville as recorded on the 22nd day of December, 2009 in Instrument No. 20091222-0116566 and Quitclaim Deed from David L. Belville and wife, Laurie H. Belville and Joshua R. Belville to David L. Belville and wife, Laurie H. Belville, as tenants by the entireties, a one-half undivided interest and Joshua R. Belville and wife, Darci A. Belville, as tenants by the entireties, a one-half undivided interest as recorded on the 22nd day of December, 2009 in Instrument No. 20091222-0116568, in the Register's Office of Davidson County, Tennessee.

David L. Belville having since died May 31, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FORREST TRAILS SUBDIVISION, as recorded in Plat Book 3700, Page(s) 24 and 25, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Driveway, recorded in Instrument No. 20000516-0049306.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.