44
16 & M

BILL GARRETT, Davidson County
Trans:T20110005088 DEEDWARR
Recvd: 01/26/11 10:27 3 pgs
Fees:18.00 Taxes:1243.20
20110126-0007152

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $336,000.00. Danielle Janati Idrissi Affiant Subscribed and sworn to before me, this 25th day of January, 2011. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 2, 2011

Address New Owner As Follows:
Danielle Janati Idrissi
5908 Manor Place
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map-Parcel Number:
160 1600 3400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RODGER B. KESLEY, CO-TRUSTEE OR DEBORAH K. BRADLEY, AS CO-TRUSTEES OF THE KESLEY FAMILY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF BILLIE JEAN HICKS KESLEY, DATED JANUARY 5, 1990**, with full power to grant, bargain, mortgage and convey without the joinder of any beneficiary, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DANIELLE JANATI IDRISSI**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Hearthstone, Phase 4, as of record in Book 5200, pages 547-548, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rodger B. Kesley or Deborah K. Bradley, as Co-Trustees of the Kesley Family Trust created under the Last Will and Testament of Billie Jean Hicks Kesley, dated January 5, 1990, by deed from Rodger B. Kesley and Deborah K. Bradley, as Co-Executors of the Estate of Billie Jean Hicks Kesley, Deceased, of record as Instrument No. 20100301-0015499, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, pages 547 and 548, as amended in Book 6252, page 422, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 5409, page 485 and in Book 6140, page 81, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 7053, page 982, as amended in Book 9945, page 958, and By-Laws in Book 7054, page 19, Register's Office for Davidson County, Tennessee.

5. Charter for Hearthstone Common Facilities Association of record in Book 6995, page 646, Register's Office for Davidson County, Tennessee.

6. Survey made by R.L. Montoya, dated October 9, 1986, shows encroachment of concrete drive on 10 foot public utility easement along front line and an 12.5 foot public utility easement along west line, encroachment of portion of house and of air conditioner unit on 10 foot setback line from easterly line of lot, and encroachment of front portion of house and porch on 30 foot minimum building setback line from Manor Place as evidenced in Deed of record in Book 7559, page 656, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5908 Manor Place Brentwood, TN 37027.**

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of January, 2011.

Rodger B. Kesley, Co-Trustee of the Kesley Family Trust

Rodger B. Kesley, Co-Trustee of
the Kesley Family Trust Created
under The Last Will and Testament
of Billie Jean Hicks Kesley, dated January 5, 1990

Deborah K. Bradley, co-trustee of the Kesley Family Trust

Deborah K. Bradley, Co-Trustee of
the Kesley Family Trust Created
under The Last Will and Testament
of Billie Jean Hicks Kesley, dated January 5, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RODGER B. KESLEY,** Co-Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of January, 2011

(Seal)

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEBORAH K. BRADLEY,** Co-Trustee , the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of January, 2011

(Seal)

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

My Commission Expires: _____