BILL GARRETT, Davidson County
Trans:T20110007955 DEEDWARR
Recvd: 02/07/11 14:01 3 pgs
Fees:18.00 Taxes:1665.00

20110207-0010795

(1)

Return To:
MH&S Law
1804 Williamson Ct Suite 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Amy Cross Nance
Attorney at Law
1619 Galleria Blvd
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 13 day of January, 2011.

Notary Public
My commission expires: March 18, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason E. Kestner 5141 Pine Hill Rd. Nashville TN 37221	~~Reliant Bank~~ NEW OWNER	15400027900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Edward Spivey Lipsey, Jr. and wife Nancy Cox Lipsey hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jason E. Kestner and Jennifer L. Kestner hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, a part of the Neal W. Carter and wife, Ann R. Carter property (Book 3674, page 310, RODCT), and being a 6.51± acre tract, identified as Tract II, on a survey and described according to that survey by Howard George, RLS# 872, dated January 6, 1991, and revised May 14, 1992 (for the purpose of subdividing out a new Tract III from the previous Tract II, a 10.71 acre tract). This 6.51± acre tract, new Tract II, is described as follows:

Beginning on an existing spike in the center of Pine Hill Road (a paved private access road leading to Griffith Road), a northern corner of the tract herein described, a southeastern corner of Sturdivant (Book 5819, page 654 RODCT) and a southwestern corner of Beard (Book 8012, page 401 RODCT); thence, leaving the center of Pine Hill Road, S 72 degrees 37' 02" E, 91.93 feet to an existing iron pin; thence, S 19 degrees 06' 49" W, 360.03 feet to an existing iron pin; thence, S 72 degrees 25' 13" E, 512.62 feet to an iron pin set previous

survey (passing as 377.62 feet and 428.71 feet iron pins set this survey marking the southwest and southeast corners of a 50 foot wide access and utility easement surveying the tract herein conveyed and dedicated by Grant of Easement at Book 8531, page 915 RODCT), also being a southwest corner of Carter's Tract I; Thence, S 11 degrees 18' 30" W, 365.38 feet to an iron pin set previous survey; Thence, with new lines of subdivision created this survey. (creating Tract III) and the line between Tract II and Tract III; thence, N 59 degrees 36' 00" W, 316.01 feet to an iron pin set this survey; thence, N 42 degrees 28' 47" W, 175.82 feet to an iron pin set this survey; thence, S 40 degrees 33' 13" W, 330.47 feet to an iron pin set previous survey; thence, N 02 degrees 16' 15" E, 380.70 feet to an iron pin set previous survey; thence, N 12 degrees 20' 00" W, 57.45 feet to an iron pin set previous survey; thence, N 26 degrees 24' 53" W, 171.86 feet to an existing iron pin; thence N 43 degrees 52' 28" W, 84.98 feet to an existing iron pin at the base of an 18-inch hickory tree adjacent to a gate post and dirt and gravel road; thence, N 80 degrees 22' 21" W, 121.73 feet to an existing spike in the center of Pine Hill Road; thence with the center of Pine Hill Road, with a curve to the right, radius 230.14 feet, delta angle 21 degrees 24' 44" (R), length 86.01 feet, tangent 43.51 feet, chord bearing and distance N 74 degrees 09' 56" E, 85.51 feet to a point; thence N 84 degrees 51' 43" E, 52.02 feet to a point; thence, S 80 degrees 23' 09" E, 10.75 feet to an existing spike; thence, leaving the center of Pine Hill Road, S 43 degrees 49' 18" E, 111.77 feet to an existing iron pin; thence N 71 degrees 09' 53" E, 186.91 feet to an existing iron pin; thence N 36 degrees 23' 59" E, 24.45 feet to an existing iron pin; thence N 19 degrees 08' 10" E, 55.40 feet to an existing iron pin; thence N 23 degrees 32' 01" E, 100.67 feet to the point of beginning, containing 6.51 acres, more or less.

Being the same property conveyed to Edward Spivey Lipsey, Jr. and wife, Nancy Cox Lipsey, by deed from Neal W. Carter and wife, Ann R. Carter, dated 05/21/92, of record in Book 8634, page 638, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes, a lien which are not yet due and payable. 2) Subject to the easements and restrictions as set forth and of record in Book 4712, page 141, Book 4776, page 211, Book 4954, page 788, Book 5819, page 654, Book 6467, page 368, Book 8531, page 915,Book 8634 Page 636, Book 8676, page 665 and Book 11625, page 617, Register's Office for Davidson County, Tennessee. 3) Subject to non-exclusive ingress and egress easement of record in Book 5819, page 654 4) Maintenance agreement of record in Book 8842 Page 142

This property is improved property known as 5141 Pine Hill Rd., Nashville, Tennessee 37221

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(s), their heirs and assigns, forever.

Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 my hand this 15th day of January, 2011.

Edward Spivey Lipsey, Jr.

Nancy Cox Lipsey

STATE OF Louisiana
PARISH OF Jefferson

Personally appeared before me the undersigned, a Notary Public in and for said Parish and State the within named Edward Spivey Lipsey Jr. and Nancy Cox Lipsey, 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 River Ridge, Louisiana this 15th day of January, 2011.

Keiren C. Aucoin
Notary Public

My Commission expires at death

Keiren C. Aucoin, Notary Public
Jefferson Parish, State of Louisiana
Notary ID No. 00487
My Commission is for life

FILE NO: 06531