BILL GARRETT, Davidson County
Trans:T20120016684 DEEDWARR
Recvd: 03/07/12 08:34 2 pgs
Fees:13.00 Taxes:388.50
20120307-0019814

GIB VANDERHEYDEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 2012.

Notary Public

My commission expires: 3.3.15

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas Jester	New owner	Map/Parcel 086-02-0-074.00
6044 Panama Drive		
Hermitage, TN 37076		

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

Graeme Kelley Huffman and Lad Lawrence Kelley, as Trustees of the Marion Williams Kelley Living Trust for George Bridges Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issue, a Fifty Percent (50%) share and George Bridges Kelley, Graeme Kelley Huffman, and Lad Lawrence Kelley as Trustees of the George Bridges Kelley Living Trust for Marion Williams Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issue, a Fifty Percent (50%) share

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Jester, _____

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot No. 201 on the Plan of Dodson Heights, Resubdivision of Lots 22 through 27 & Lots 34 through 40, of record in Plat Book 3842, Page 98 with Amendment to Plat recorded in Book 4379, page 41, both in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George B. Kelley by Warranty Deed from Norine C. Allen of record in Book 7143, page 247, Register's Office for Davidson County, Tennessee, dated February 16, 1987.

Being the same property conveyed to Marion Williams Kelley Living Trust for George Bridges Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issue, a Fifty Percent (50%) share, and the Trustees of the George Bridges Kelley Living Trust for Marion Williams Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issues, a Fifty Percent (50%) share, by Quitclaim Deed from George Bridges Kelley, recorded as Instrument No. 20090505-0041188, in the Register's Office for Davidson County, Tennessee, dated April 23, 2009.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 6044 Panama Drive, Hermitage, TN 37076.

Map/Parcel 086-02-0-074.00 is the parcel identification number assigned to the property by the county tax assessor's office.

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; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/OUR HANDS EFFECTIVE AS OF March 2, 2012:

Graeme Kelley Huffman

Graeme Kelley Huffman, Trustee of the Marion Williams Kelley Living Trust for George Bridges Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issue

Lad Lawrence Kelley

Lad Lawrence Kelley, Trustee of the Marion Williams Kelley Living Trust for George Bridges Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issue

George Bridges Kelley

George Bridges Kelley, Trustee of the George Bridges Kelley Living Trust for Marion Williams Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issue

Graeme Kelley Huffman

Graeme Kelley Huffman, Trustee of the George Bridges Kelley Living Trust for Marion Williams Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issue

Lad Lawrence Kelley

Lad Lawrence Kelley, Trustee of the George Bridges Kelley Living Trust for Marion Williams Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issue

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Graeme Kelley Huffman and Lad Lawrence Kelley, Trustee of the Marion Williams Kelley Living Trust for George Bridges Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issue, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 2nd day of March, 2012.

My Commission Expires: 7.25.12

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Graeme Kelley Huffman and Lad Lawrence Kelley, and George Bridges Kelley, Trustee of the George Bridges Kelley Living Trust for Marion Williams Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issue, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20120025R