WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/13/14 15:49 2 pgs
Fees:13.00 Taxes:2175.30
20140113-0003408

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,919.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF January, 2014

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2013-1266

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Kestner	Michael S. Kestner	104 01 0 179.00
(NAME)	(NAME)	
142 40th Ave N	814 Foster Hill	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TN Sel Build, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael S. Kestner and Donna S Kestner, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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, TN, BEING Lot No. 41 on the Plan of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to TN SEL Build, LLC by quitclaim deed TN SEL Build, LLC of record in Instrument No. 20130109-0002634, said Register's Office for the purpose of Assessing as Seperate Lots; and

Being a portion of the property conveyed to TN SEL Build, LLC by deed of Thomas C. Winton, unmarried, of record in Instrument No. 201206210054575, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, All matters appearing on the plan of record in Book 421, page 109, said Register's Office. Restrictive covenant for detached structure of record in Instrument No. 20130109-0002903, said Register's Office.

This property, known as 142 40th Ave N, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 10th DAY OF January, 2014.

TN Sel Build, ~~LLC~~

BY: _____

Ryan Talbert, ~~Agent~~

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Ryan Talbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself, as Agent of TN Sel Build, LLC, the within named bargainor, a Tennessee limited liability company, and that Ryan Talbert, as Agent being authorized to do so, execute the foregoing instrument for the purposes therein contained, by signing the name of company, himself/herself, as Agent of said company.

Witness my hand and official seal, this the 10th day of January, 2014.

_____
Notary Public

My Commission Expires: 9/5/14

(SEAL)

True Copy Certification

Melanie Dock

I, ~~Yvette Meldrum~~, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature – ~~Yvette~~ Meldrum

State of Tennessee
County of Williamson

Melanie Dock

Personally appeared before me, the undersigned, a notary public for this county and state, ~~Yvette Meldrum~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON