This Instrument Prepared By:
J. Greg Hardeman
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

SHIELA BLANCHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Sworn to and subscribed before me this 5th day of May, 2016.

Notary Public

My Commission Expires: My Commission Expires September 19, 2018

BILL GARRETT, Davidson County
Trans:T20160038208 DEEDQC
Recvd: 05/09/16 09:19 3 pgs
Fees:17.00 Taxes:0.00
20160509-0045540

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Donna S. Kestner 814 Foster Hill Nashville TN 37215	Same	117-13-B-45CO 117-13-B-171CO

KNOW ALL MEN BY THESE PRESENTS that I, Michael S. Kestner, do hereby quitclaim and by these presents transfer and convey to Donna S. Kestner, all of my right, title and interest in a portion of the property in Davidson County, Tennessee described as follows:

SEE Exhibit A attached.

This is improved property known as 814 Foster Hill, Nashville TN 37215 and 813 Foster Hill, Nashville TN 37215.

This conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of May, 2016.

Michael S. Kestner

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 Michael S. Kestner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of May, 2016.

Shiela Blanchard
Notary Public

My Commission Expires: My Commission Expires September 19, 2018

SHIELA BLANCHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXHIBIT A

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 814 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, Pages 419-421, amended in Book 6771, Page 683 and in Book 6800, Page 164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael S. Kestner and Donna S. Kestner, husband and wife, by Deed from William F. Baird of record in Instrument No. 20060213-0017276, Register's Office for Davidson County. Tennessee.

Subject to:

Restrictive Covenants contained in Book 8106, Page 1, Book 10458, Page 810, Instrument No. 200010330-0030930.

By-Laws of record in Book 8106, page 20, Book 9381, Page 876.

Charter of the Homeowner's Association of record in Book 6548, Page 213.

Easements or Claims of Easements not shown by public record.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 813 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, Pages 419-421, amended in Book 6771, Page 683 and in Book 6800, Page 164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael S. Kestner and Donna S. Kestner, husband and wife, by Deed from William F. Baird of record in Instrument No. 20060213-0017276, Register's Office for Davidson County. Tennessee.

Subject to:

Restrictive Covenants contained in Book 8106, Page 1, Book 10458, Page 810, Instrument No. 200010330-00330930.

By-Laws of record in Book 8106, page 20, Book 9381, Page 876.

Charter of the Homeowner's Association of record in Book 6548, Page 213.

Easements or Claims of Easements not shown by public record.

The Plan of record in Instrument No. 20020305-0027572 shows an Owner's Certificate, a Building Envelope and a 15 foot easement for public utility purposes along the rear lines of said lot.