WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $353,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8325 KESLER JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
Janice Morrow Kesler	NEW OWNER	126160A04300CO
6521 Westfall Drive		
Nashville, TN 37221		

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

DEBBIE A. RAINES AND WILLIAM N. RAINES JR., WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JANICE MORROW KESLER , UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6521 Westfall Drive, Nashville, TN 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/or 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/or 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 our hand on the 29th day of June, 2016.

Debbie A. Raines

William N. Raines Jr.

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, DEBBIE A. RAINES AND WILLIAM N. RAINES JR., 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 Franklin, Tennessee, this 29th day of June, 2016.

Notary Public

My Commission Expires

BILL GARRETT, Davidson County
Trans: T20160055747 DEEDWARR
Recvd: 06/30/16 09:09 2 pgs
Fees: 13.00 Taxes: 1307.95
20160630-0066731

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EXHIBIT A - LEGAL DESCRIPTION

Being Lot Number 43, on the Final Plat of Riverwalk Subdivision, Phase 1A, Section 1, and Phase 1B, Section 1, as shown by plat of record in Instrument 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed by Warranty Deed from Jane L. Dancy, unmarried to Debbie A. Raines and William N. Raines, Jr., wife and husband, as recorded on the 10th day of August, 2015 in Instrument No. 20150810-0079568 and Warranty Deed from Corinthian Custom Home, Inc., A Tennessee Corporation to Jane L. Dancy, as recorded on the 3rd day of October, 2003 in Instrument No. 20031003-0146157, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK SUBDIVISION, PHASE 1A, SECTION 1 and PHASE 1B, SECTION 1, as recorded in Instrument No. 20011026-0117231, Boundary Plat recorded at Instrument No. 20011024-0115969, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association recorded at Instrument No. 20020425-0051371.

f. Easement for Road and Utility Access, recorded in Instrument No. 20010706-0072536.

g. Easement to Tennessee Electric Power Company recorded in Book 751, Page 375 and Book 787, Page 7.

h. Easement and rights granted to Nashville, Chattanooga and St. Louis Railway recorded in Book 513, Page 396.

i. Easement and Right of Way taken by Tennessee Valley Authority recorded in Book 4205, Page 194 and Book 4226, Page 715.

j. Easement and Right of Way granted to Tennessee Valley Authority recorded in Book 4257, Page 647.

k. Easement for Public Utilities to Harpeth Valley Utilities District recorded in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324.

l. Storm Water Detention Agreement recorded at Instrument No. 20010919-0101279.

m. Landscape Agreement recorded at Instrument No. 20010919-0101280.

n. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

o. Property taxes for the current year.