WARRANTY DEED

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF July, 2016

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Kesor	New Owner	
(NAME)	(NAME)	
7312 Middlebrook Circle	7312 Middlebrook Circle	126-15-0B-211.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37221	
(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, **JOE M. BEDWELL AND SARA JANE SHIELDS-BEDWELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD J. KESOR AND MELANIE ROSE KESOR, 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, Tennessee, being Lot 106, SECTION 2, LEXINGTON POINT, as shown on plat of record in Instrument No. 20010515-0049954, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joe M. Bedwell and wife, Sarah Jane Shields-Bedwell by Warranty Deed from Victoria A. Ferraro, a single person, recorded on the 30th day of March, 2007 in Instrument No. 20070330-0038360, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Instrument No. 20010515-0049954, said Register's Office; restrictive covenants of record in Instrument Nos. 20001018-0103445, 20010522-0052909, re-recorded at Instrument No. 20020214-0019754, said Register's Office; Charter of Lexington Point Homeowners Association, Inc., recorded at Instrument No. 20001020-0104424, said Register's Office; Easement for Transmission Line, recorded in Book 4230, Page 987, said Register's Office; Easement for Public Utilities, recorded in Book 7601, Page 404, said Register's Office; Easement for BellSouth Telecommunications, recorded in Instrument No. 20010329-0030190, said Register's Office; and Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020729-0090372, said Register's Office.

unimproved
This is improved x property, known as 7312 Middlebrook Circle, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20160061935 DEEDWARR
Recvd: 07/19/16 13:08 2 pgs
Fees:13.00 Taxes:832.50
20160719-0074239

Witness my hand this 13 day of July, 2016

JOE M. BEDWELL

SARA JANE SHIELDS-BEDWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe M. Bedwell and Sara Jane Shields-Bedwell, the bargainors, 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 Nashville, Tennessee this 13 day of July, 2016.

Commission expires:

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

Notary Public