WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-21-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anita L. Hauenstein		142-09-0H-124.00-CO
(NAME)	(NAME)	
9026 Sawyer Brown Road	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Janice Kesler, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anita L. Hauenstein and Killian Ward, as joint tenants with right of survivorship, 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 Unit No. 9026, together with the carport designated No. 9026-C on the plan of River Plantation, Section IX, Phase II-E, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section IX, Phase II-E, Condominium Apartments, of record in Book 7900, Pages 583 and 584, Register' s Office for Davidson County, Tennessee, and described in a Master Deed record in Book 8061, Page 341, and further described in annexation document of record on Book 9053, Page 256, amended in Book 9326, Page 713 and Instrument No. 20041124-0140994, Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janice Kesler, married by Warranty Deed from Cheryl L. Sulc, unmarried and Beverly J. Cheffins, unmarried of record in Instrument No. 20110504-0034276 Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 4, 2011.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 9026 Sawyer Brown Road, 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:T20160097788 DEEDWARR
Recvd: 11/04/16 10:05 2 pgs
Fees:13.00 Taxes:943.13
20161104-0116891

Witness my hand this 31st day of October, 2016.

Janice Kesler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 31st day of October, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Janice Kesler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020