Davidson County DEEDWARR
Recvd: 07/25/17 10:18 3 pgs
Fees:18.00 Taxes:1174.75
20170725-0074987

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1242

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kendra Church Bess and husband, Thomas Bradley Bess**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chris Kastner and Rebecca Kastner, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 5 on the plan of Westwood Trace, of record in Book 6200, page 215 and shown as Exhibit "C to the Master Deed of record in Book 6522, page 322; Book 6889, page 711 and Instrument No. 20070620-0073748, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Kendra Church Bess and husband, Thomas Bradley Bess by deed from Katherine G. Blasingame, dated December 21, 2015, of record in Instrument No. 20160219-0016222, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 105 Westwood Trace, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 24th day of July, 2017.

Kendra Church Bess
Kendra Church Bess

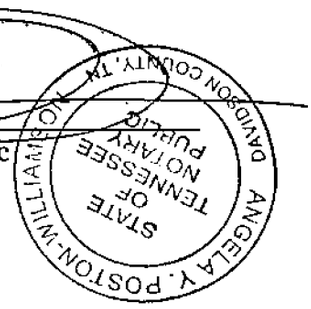
Thomas Bradley Bess
Thomas Bradley Bess

State of Tennessee)
County of Davidson)

On this 24th day of July, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kendra Church Bess and Thomas Bradley Bess, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/19



State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 317,500.00.

Affiant

Sworn and subscribed before me on this the 24th day of July, 2017.

Notary Public

My Commission Expires: 1-8-19



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Chris Kastner 105 Westwood Trace Nashville, TN 37212	New Owner	104-14-0B-005.00

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

