Bill Garrett Davidson County
Batch# 46563 DEEDWARR
01/10/2018 10:43:04 AM 2 pgs
Fees: $13.00 Taxes: $826.95
20180110-0003291

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179927

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2017.

NOTARY PUBLIC

My commission expires: 10-11-21

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret A. Kestler, Gwendolyn Kestler and Alec Kestler 2560 River Trail Drive Hermitage, TN 37076	New Owner	097-02-0-A-442.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Three Thousand Five Hundred and 00/100 Dollars ($223,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALAN J. WILLIAMS, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARGARET A. KESTLER, A MARRIED WOMAN AND GWENDOLYN KESTLER, A SINGLE WOMAN AND ALEC KESTLER, A SINGLE MAN, ALL AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 442 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alan J. Williams, an unmarried man, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 7/7/2015, recorded 7/9/2015, of record in Instrument No. 20150709-0066788, in the Register's Office for Davidson County, Tennessee, and as corrected by Scrivener's Affidavit in Instrument No. 20150724-0072903, said Register's Office.

The address of the herein described property is believed to be 2560 River Trail Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of December, 2017.

Alan J Williams

ALAN J. WILLIAMS

STATE OF Indiana
COUNTY OF Hamilton

Personally appeared before me, a Notary Public, Alan J. Williams, 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 seal, this the 21st day of December, 2017.

Laura A Andersen

Notary Public

Laura A Andersen

Printed Notary Name

My commission expires: Aug 6, 2022

STATE OF INDIANA NOTARY SEAL
LAURA A ANDERSEN
Notary Public, State of Indiana
Hamilton County
My Commission Expires
August 06, 2022