Karen Johnson Davidson County
Batch# 215159 DEEDWARR
04/08/2019 12:53:30 PM 2 pgs
Fees: $13.00 Taxes: $784.40
20190408-0031798

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of April, 2019.

(Affix Seal) Notary Public

My Commission Expires: _____

WARRANTY DEED

MAKEYSHA SORENSEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Exp. June 26, 2021

2018-437-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kevin Kestner and April R. Woodall 8203 Luree Lane Hermitage, TN 37076	New Owner	Map/Parcel 075-14-0-028.00

For and in 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, **Gerald E. Anderson and Cheryl W. Anderson, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Kevin Kestner and April R. Woodall, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gerald E. Anderson and wife, Cheryl W. Anderson by Warranty Deed from Krisna Reeves, unmarried, dated October 8, 2015, of record in Instrument No. 20151012-0103609, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes, a lien, not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 8203 Luree Lane, Hermitage, TN 37076 .

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 the GRANTOR, does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and binds themselves, their heirs and assigns, 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.

Witness our hands this 1st day of April, 2019:

Gerald E. Anderson

Cheryl W. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of April, 2019, before me personally appeared Gerald E. Anderson and Cheryl W. Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 1st day of April, 2019.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

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

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/17
Notary Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY