Karen Johnson Davidson County
Batch# 229250 **DEEDWARR**
05/13/2019 02:31:37 PM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20190513-0044816

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$499,900.00**

Affiant

Subscribed and sworn to before me, this the 9th day of May 2019.

Notary Public

My commission expires: _____
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
ANDREW KESTERMANN AND KATHLEEN AMBROSE KESTERMANN	Suntrust Bank	**103-10-0-059.00**
5802 Vine Ridge Drive	1001 Semmes Ave. RVW 5024	
Nashville, TN 37205	Richmond, VA 23224	

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, WE,

ALAN SISK AND SPOUSE, CLARA SISK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
ANDREW KESTERMANN AND KATHLEEN AMBROSE KESTERMANN, 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:

Land in Davidson County, Tennessee, being Lot(s) 95, as shown on the map entitled the Plan of Hillwood Estates, Section 6, of record in Book 2133, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALAN SISK AND SPOUSE, CLARA SISK, by deed from JAMESON NORTON AND SPOUSE, ANNA K. NORTON, of record in Instrument No. 20151030-0110662, dated October 29, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 5802 Vine Ridge Drive, Nashville, TN 37205.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 my/our hand(s) this 7th day of May, 2019.

Alan Sisk by Tony Carletello his attorney in fact

ALAN SISK
BY TONY CARLETELLO, HIS ATTORNEY IN FACT

Clara Sisk by Tony Carletello his attorney in fact

CLARA SISK
BY TONY CARLETELLO, HIS ATTORNEY IN FACT

State of Tennessee)
County of Davidson)

On this 7th day of May, 2019, before me personally TONY CARLETELLO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **ALAN SISK AND SPOUSE, CLARA SISK** and who acknowledged that he executed the same as the free act and deed of **ALAN SISK AND SPOUSE, CLARA SISK.**

Witness my hand, at office, this 7th day of May, 2019.

E Prophet

NOTARY PUBLIC

My Commission Expires: 08/20/2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY