PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 249106 DEEDWARR
06/26/2019 02:33:52 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20190626-0062041

W & I Ref: (DM) Title No.: 60516
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark DiStefano Chelsea W. DiStefano 5602 Vine Ridge Drive Nashville, TN 37205	Pinnacle Bank P.O. Box 702726 Dallas, TX 75370

TAX MAP PARCEL NUMBERS: 10310002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathleen M. Ambrose Kestermann, a married woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark DiStefano and Chelsea W. DiStefano, 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:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Brookside Courts Addition No. 4, Section Two, of record n Book 1835, page 114, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Kathleen M. Ambrose, by Warranty Deed from Suzanne K. Linden and Christopher W. Linden, wife and husband, dated July 23, 2015 and recorded on July 24, 2015, of record in Inst. No. 20150724-0073087, Register's Office for Davidson County, Tennessee. Kathleen M. Ambrose is now known as Kathleen M. Ambrose Kestermann.

Andrew Kestermann, spouse of Kathleen M. Ambrose Kestermann, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 114, said Register's Office, which Plan shows a 30, foot minimum building setback line from Vine Ridge Drive, a 10 foot easement for public utility purposes along the rear line(s) of said lot, and a 10 foot easement for sewers across the center to rear portion of said Lot.

This is improved property, known as 5602 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 25th day of June, 2019.

Kathleen M. Ambrose Kestermann

Andrew Kestermann

State of Tennessee

County of Davidson

On this 25th day of June, 2019, before me the undersigned authority, personally appeared Kathleen M. Ambrose Kestermann and Andrew Kestermann, 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.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Sworn and subscribed before me this 25th day of June, 2019.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary