Bk 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $219,900.00.

Jennifer Reece
Affiant

Subscribed and sworn to me on November 30, 2007.

Todd A. Bricker
NOTARY PUBLIC

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 12/06/07 14:13 2 pgs
Fees:13.00 Taxes:813.63

20071206-0141445

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22887SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin S. Kaiser Holly L. Kaiser 608 Huntington Ridge Drive Nashville, TN 37211	SAME	161-06-139

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jennifer Reece and husband James Reece, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kevin S. Kaiser and wife, Holly L. Kaiser, hereinafter called **"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 No. 255 on the Plan of Huntington Park, Section 2, of record in Book 4175, page 108, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Jennifer Reece and James Reece, wife and husband, by Deed dated May 19, 2006, from Robert Mack McCoy and wife, Janice E. McCoy, of record as Instrument No. 20060614-0070456 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on Plan of record in Book 4175, page 108, in the Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants of record in Book 4393, page 383, in said Register's Office.

This property is also known as improved property located at 608 Huntington Ridge Drive, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind 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 on November 30, 2007.

Jennifer Reece

Jennifer Reece

James Reece

James Reece

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 30, 2007, before me personally appeared Jennifer Reece and James Reece to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 30, 2007.

Todd A. Bricker

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

My Commission Expires:

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Bill Garrett

Davidson County Register of Deeds