03

Realty Title Box 48

Send Tax Statements To:
Peoples Home Equity
4300 Sidco Drive # 200
Nashville, TN 37204

This Instrument Prepared By:
Tri-Star Title Co., LLC
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owners:
Barry Bowers & Amy Basta
1129 Nashboro Boulevard
Nashville, TN 37217

From Information Furnished By
The Parties

Map-Parcel Numbers
135-12-D-129.00 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BRANDON KISER, married,** has this day bargained and sold and does hereby transfer and convey unto **BARRY BOWERS and AMY BASTA, as tenants in common with right of survivorship,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being certain condominium apartments in Davidson County, Tennessee, being Unit No. 129 of the Fairway Villa Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Instrument no. 20050701-0076406, together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being the same property conveyed to Brandon Kiser, by deed from Fischer & Ford Group, LLC, dated November 22, 2005, appearing of record in Instrument No. 20051128-0142713, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions, Restrictions, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and set forth in the Master Deed recorded in Book 4827, page 14, as supplemented by instruments recorded in Book 5469, page 840 and Book 7751, page 901; Subject to that portion of the property which lies within the right-of-way of Nashboro Boulevard as dedicated in Plat Book 4460, pages 149-151 (Nashboro Boulevard); Subject to all matters on plan of record in Plat Book 4860, page 73, as partially revised in Book 5200, page 444; Subject to Design Standards for Nashboro Village Tract 16, as of record in Instrument No. 20020510-0058083; Subject to all matters on plan of record in Instrument No. 20031124-0170642; Lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions; Subject to Stormwater Detention Agreement of record in Instrument No. 20020827-0103640; Subject to the Fairway Villas Homeowners' Association,

Davidson County DEEDWARR
Recvd: 05/23/08 09:03 2 pgs
Fees:13.00 Taxes:442.89
20080523-0052853

Inc. of record in Instrument No. 20051025-0128824; Register's Office for Davidson County, Tennessee.

Leslee W. Kiser joins in the execution of this instrument for the purpose of conveying all of her rights in the described property by virtue of her marriage to Brandon Kiser.

This is improved property known as: **1129 Nashboro Boulevard, Nashville, TN 37217**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees, that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of the 2008 real property taxes, which taxes have been prorated between the parties herein, and the grantors having paid their prorated share unto the grantees; the grantees assume and agree to pay the same when due.

The undersigned further covenants and binds themselves, their heirs and assigns to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 20 day of May, 2008.

Brandon Kiser
BRANDON KISER

Leslee W Kiser
LESLEE W. KISER

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, **BRANDON KISER and wife, LESLEE W. KISER,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purpose and who therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 20 day of May, 2008.

HEATHER L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 3/20/2011

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $119.700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pamela Hachmus
AFFIANT

SWORN to and subscribed before me,
this the 20th day of May, 2008.

Karen Colbert
NOTARY PUBLIC
My Commission Expires: 7/24/2010

DAVIDSON COUNTY KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC