WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/09 12:09 3 pgs
Fees:18.00 Taxes:629.00
20091023-0098158

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF OCTOBER, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES 05/03/2011

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03290 KIZER CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
John C. Kizer	USAA Federal Savings	161140B10400CO
104 Highland Villa Drive	10750 McDermott Frwy	
Nashville, TN 37211	San Antonio, TX 78288	

FOR AND 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,

LINDSAY B. CRANSTON FKA LINDSAY K. BURNS AND DREW ROY CRANSTON

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

JOHN C. KIZER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 104 Highland Villa 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 16th day of October, 2009.

Lindsay B. Cranston fka Lindsay K. Burns

Drew Roy Cranston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LINDSAY B. CRANSTON AND DREW ROY CRANSTON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of October, 2009.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Unit No. 104 of Highland Villa Condominiums, a Condominium, a Horizontal Property Regime, as shown on the Plat of Highland Villa Condominiums, Condominium Apartments, of record in Plat Book 6200, Page 473 and described in Master Deed of record in Book 7278, Page 312 exhibit "B", as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610 and Book 10871, Page 232 and Bylaws recorded in Book 7278, Page 334, as amended in Book 8090, Page 537, Book 8131, Page 95, Book 8658, Page 595, Book 9730, Pages 265 and 268 and 271, and Instrument No. 20021118-0142476, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lindsay K. Burns, an unmarried woman by Deed from John Bradfield Scarbrough, an unmarried man, recorded on the 22nd day of February, 2006 in Instrument No. 20060222-0020594, in the Register's Office of Davidson County, Tennessee.

*Lindsay K. Burns, having since been married and now known as Lindsay B. Cranston.

**Drew Roy Cranston, spouse of the Grantor, joins in this conveyance to convey any and all interest he may have in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGHLAND VILLA, as recorded in Plat Book 6200, Page(s) 473, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of by-Laws of Highland Villa Homeowners' Association recorded in Book 8090, Page 537, amended in Book 8131, Page 95, Book 8658, Page 595, Book 9370, Page 265, Book 9370, Page 268, Book 7278, Page 334, Book 9370, Page 271 and Instrument Nos. 20021118-0142476 and 20081210-0119221.

e. Charter of Highland Villa Homeowner's Association, Inc. recorded in Book 7278, Page 310.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HIGHLAND VILLA Condominium of record in Book 7278, Page 312 , as amended by instrument(s) of record in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610 and Book 10871, Page 232; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

g. Easement for Right of Way, recorded in Book 7913, Page 753.

h. Easement for Water Main and Appurtenances recorded in Book 8175, Page 774.

i. Property taxes for the current year.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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