BILL GARRETT, Davidson County
Trans:T20100064603 DEEDWARRSP
Recvd: 10/12/10 12:46 4 pgs
Fees:23.00 Taxes:2035.00
20101012-0081700

Box 31-B
S+R
JHR

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
West End Properties, LLC Attn: Terrie Carlton 210 25TH Avenue North, Suite 1100 Nashville, TN 37203	Same	Map 92-15 Parcel 44

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Susan Keller Kistler, unmarried (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto West End Properties, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), its successors and assigns, forever, certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See ***Exhibit A*** attached hereto and incorporated herein by this reference.

This improved property located at 214 25th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's successors and assigns forever.

Grantor covenants that she is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 2011 and subsequent years.

2. Applicable zoning and building requirements.

3. All visible easements and encroachments.

Excepting only the Permitted Exceptions, Grantor further covenants and binds herself, her heirs, successors, and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's successors and assigns against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of the Permitted Exceptions set forth above), but not further or otherwise.

IN TESTIMONY WHEREOF, Grantor has caused signed this deed on the 11th day of October, 2010.

SUSAN KELLER KISTLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Johanna L. Jumper, a Notary Public in and for the County and State aforesaid, personally appeared Susan Keller Kistler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 11th day of October, 2010.

Notary Public

JOHANNA L. JUMPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

My Commission Expires:
7/7/14

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

To the best of affiant's knowledge, information and belief, the actual consideration or value for this transfer is $550,000.00.

AFFIANT

Sworn to and subscribed before me this 5th day of October, 2010.

Notary Public

JOHANNA L. JUMPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

My Commission Expires:
7/7/14

Exhibit "A"

Property Description

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot 7 on the Plan of Louise Yandell's Subdivision of part of W. R. Elliston's Plan of record in Book 57, page 72, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Henry B. Kistler, Jr. and wife, Susan Keller Kistler, by deed from H. Lynn Greer, Jr., Trustee, of record at Instrument No. 20030730-0107509, Register's Office for Davidson County, Tennessee. Title now vests in Susan Keller Kistler pursuant to Quitclaim Deed from Henry B. Kistler, Jr. of record at Instrument No. 20091118-0106331, Register's Office for Davidson County, Tennessee.

This is improved property known as 214 25th Avenue North, Nashville, Tennessee.