BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20110019459 DEEDWARR
Recvd: 04/04/11 11:08 2 pgs
Fees:13.00 Taxes:1480.00
20110404-0025602

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Vester and Elsa Vester	David Vester	Map 131-7-B
(NAME) 4400 Belmont Park Terrace Unit 243	(NAME) 4400 Belmont Park Terrace Unit 243	Parcel 243 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JANE D. KITTRELL, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID VESTER AND WIFE, ELSA VESTER,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Building Site No. 243 on the Plat of Arden Place, Section Ten, as of record in Plat Book 5210, Page 218, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owner's Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges therewith belonging or in anywise appertaining to said membership.

Being the same property conveyed to Jane D. Kittrell, married, by Warranty Deed from Mark Simmons and wife, Martha D. Simmons as of record in Instrument No. 20080124-0007589, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 5210, page 218, said Register's Office; and (c) restrictive covenants of record in Book 4628, page 473, Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636 and Instrument #20070816-0098235, said Register's Office.

Grantor warrants that this is not and never has been her marital residence.

unimproved ☐

This is improved ☒ property, known as 4400 Belmont Park Terrace Unit 243, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 1st day of April, 2011.

Jane D. Kittrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane D. Kittrell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of April, 2011.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013

Notary Public