Record & Return To : Realty Title & Escrow Co., Inc
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110026795 DEEDWARR
Recvd: 05/05/11 12:58 3 pgs
Fees:18.00 Taxes:1283.90
20110505-0034670

THIS INSTRUMENT PREPARED BY: Catherine H. Gywn **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $347,000.00. Affiant Subscribed and sworn to before me, this 20th day of April, 2011. Notary Public My Commission Expires: 4-12-15

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Stephen W. Kaiser Pamela B. Kaiser 3502 Granny White Pike Nashville, TN 37204	New Owner	118-09-0B-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark Shuster and Courtney Shuster, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stephen W. Kaiser and Pamela B. Kaiser, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Unit No. 2A and the garage attached thereto, in Woodmont Village, a Horizontal Property Regime, Nashville, Davidson County, Tennessee, as described in a Master Deed and the plat attached thereto as recorded in Instrument No. 20060105-0001652, and amended in Instrument No. 20060214-0017724, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodmont Village, Condominium Units, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20060105-0001652,

Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said condominium regime also comprises Lots 1 and 2, Woodmont Village, recorded in Instrument No. 20041118-0138621, said Register's Office.

Being the same property conveyed to Mark Shuster and wife, Courtney Shuster, by deed from Haury and Smith Contractors, Inc., of record as Instrument No. 20060601-0064172, dated May 31, 2006, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed of record as Instrument No. 20060105-0001652 and amended in Instrument No. 20060214-0017724, said Register's Office.

3. Matters shown on the Plan of record as Instrument No. 20041118-0138621, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 3983, page 90, said Register's Office.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **3502 Granny White Pike, Nashville, TN 37204.**

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 said Grantors covenant with the said Grantees that they 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 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 person whomsoever.

WITNESS my hand this 29th day of April, 2011.

Mark Shuster by John Rula, Attorney-in-Fact

Mark Shuster by John Rula, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20110505-0034668, RODCT.

Courtney Shuster by John Rula, Attorney-in-Fact

Courtney Shuster by John Rula, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20110505-0034669, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in the State and County aforesaid, John Rula, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Mark Shuster and who acknowledged that he executed the same as the free act and deed of Mark Shuster.

WITNESS my hand and official seal this 29th day of April, 2011.

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in the State and County aforesaid, John Rula, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Courtney Shuster and who acknowledged that he executed the same as the free act and deed of Courtney Shuster.

WITNESS my hand and official seal this 29th day of April, 2011.

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012