THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 11070760** JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $356,000.00. Affiant Subscribed and sworn to before me, this 22nd day of August, 2011. Notary Public My Commission Expires: May 18, 2014

WARRANTY DEED

Address New Owner: Jeffrey A Joachim 1404 Gartland Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-09-335.00

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, **Kirby Hudson Deeter, married and Kirby V. Deeter, unmarried as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey A Joachim, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of the Lindsley 27 Acre Tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kirby Hudson Deeter, unmarried and Kirby V. Deeter, as tenants in common by deed from William A. Peach and wife Carrie M. Peach of record in Instrument 200609060110190, Register's Office for Davidson County, Tennessee, dated August 31, 2006.

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.

All matters shown on the Plan of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

This is improved property located at 1404 Gartland Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110052071 DEEDWARR
Recvd: 08/24/11 08:13 2 pgs
Fees:13.00 Taxes:1317.20
20110824-0065335

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August, 2011.

Kirby Hudson Deeter

Kirby V. Deeter by Kirby Hudson Deeter as Attorney in fact as attorney in fact

Valorie Ann Riedemann

*Valorie Ann Riedemann, spouse of Kirby Hudson Deeter joins in this conveyance to convey any and all interest in said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kirby Hudson Deeter,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Kirby V. Deeter,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of August, 2011.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kirby Hudson Deeter and Valorie Ann Reidemann, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2011.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY