THIS INSTRUMENT PREPARED BY & RETURN TO:
Keystone Title Inc.
264 Mallory Station Rd. St. 11
Franklin, TN 37064

Address New Owner(s)
Darryl G Kaiser and Aurora Kaiser, husband and wife
1219 General George Patton Rd,
Nashville, TN 37221

Send Tax Bills To:
Darryl G. Kaiser & Aurora Kaiser
1219 General George Patton Rd.
Nashville TN 37221

Map & Parcel Nos.:
142-09-0E-019.00-CO

BILL GARRETT, Davidson County
Trans:T20110061562 DEEDWARR
Recvd: 10/04/11 09:45 2 pgs
Fees:13.00 Taxes:525.40
20111004-0076726

WARRANTY DEED

THIS INDENTURE, made and entered into this **15th day of September, 2011**, by and between **Kenneth N. Mitcham, Trustee of the Brenda Louise Mitcham Irrevocable Trust Dated April 3 2011**, party of the first part, and **Darryl G Kaiser and spouse, Aurora Kaiser**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FORTY TWO THOUSAND AND 00/100 DOLLARS ($142,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Seven, Phase One, A Horizontal Property Regime, as of record in Book No. 5200, pages 705 and 706 and amended in Book 6392, page 321, said Register's Office, the part hereby described being:

Unit No. 1219 said Plan, together with the carport designated No. 1219-C shown in and described by the Master Deed established Horizontal Property Regime with respect to River Plantation, Section Seven.

Being the same property conveyed to Brenda Louise Mitcham , by Warranty Deed from Robert E. Musto and wife, Susan Musto, of record in Book No.7866, page 107, dated 06/15/89 and recorded 06/15/89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth N. Mitcham Trustee of the Brenda Louise Mitcham Irrevocable Trust Dated April 3 2011 , by Quitclaim Deed from Brenda Louise Mitcham, of record in Instrument No.20110425-0031536, dated 04/24/11 and recorded 04/25/11, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); All matters appearing of record on the Plat of record in Book No. 5200, page 705 and 706, amended Book No. 6392, page 321, Register's Office, Davidson County, Tennessee; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book No.6226 , page 9, said Register's Office; By-Laws of record in Book No. 6226 , page 18, said Register's Office; Easement in common with the owners of all other apartments, to use all pipes, wires, ducts, cables , conduits, public utility lines of record in Book No. 6226, page 12, said Register's Office; All taxes for the year 2011 and subsequent years not yet due and payable until 10/1/11. All County taxes for the year 2010 are paid on 12/07/10, in the amount of $1589.56; and any and all easements, restrictions, covenants, zoning, right of ways, setback lines in the Register's Office of Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The property described herewith is __x__improved or ____unimproved and also known as 1219 General George Patton Rd, Nashville, TN 37221.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Kenneth N. Mitcham Trustee of the Brenda Louise Mitcham Irrevocable Trust Dated April 3 2011

TTEE

By Kenneth N. Mitcham, Trustee

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, * **Kenneth N. Mitcham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **15th day of September, 2011**.

My commission expires: 7/15/11

DeAnna Gwyn
Notary Public

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$142,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **15th day of September, 2011**.

DeAnna Gwyn
Notary Public

My commission expires: 7/15/11

PROPERTY ADDRESS:
1219 General George Patton Rd
Nashville, TN 37221

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

* Kenneth N. Mitcham, Trustee