BILL GARRETT, Davidson County
Trans:T20110082659 DEEDWARR
Recvd: 12/30/11 09:27 2 pgs
Fees:13.00 Taxes:350.66
20111230-0102070

This instrument prepared by:
And return to:

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28 th day of December, 2011, by and between Walter Keith Ridley, married, party of the first part, and Kyle M Keaffaber, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being part of Lot No. 216 and 214, on the Plan of North Nashville Real Estate Company of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being all or part of the same property conveyed to Walter Ridley by virtue of that certain Special Warranty Deed dated January 25, 2005, at Instrument No. 20050209-0015307 in the Register's Office of Davidson County, Tennessee.
Seller warrants that this property has been used for investment purposes only and never as his primary residence.

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

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

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

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

Walter Keith Ridley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Walter Keith Ridley, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 th day of December, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Kyle M Keaffaber 1707 6th Avenue North Nashville, TN 37208
Tax Parcel No	08108042000
Property Address:	1707 6th Avenue North Nashville, TN 37208
MAIL TAX BILLS TO:	Primelending, A Plains Capital Company 18111 Preston Road, Ste 900 **Dallas, TX 75252**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $94,772.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of December, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(5)