THIS INSTRUMENT PREPARED BY:
Sovereign Title And Escrow, LLC
305 First Avenue, SE
Winchester, Tennessee 37398

OWNER AND TAX RESPONSIBILITY:
Gerald A. Kiger
3104 Louise Dr.
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20120004012 DEEDWARR
Recvd: 01/18/12 09:01 2 pgs
Fees:13.00 Taxes:288.60
20120118-0004754

TAX ID: 133 01 0 044.00

WARRANTY DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, **JOSEPH THOMAS REDMAN**, hereinafter referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto **GERALD A. KIGER**, hereinafter referred to as Grantee, his heirs and assigns, the following described real estate situate and lying in the Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of H. G. McNabb's Subdivision, as of record in Book 1130, page 64, Register's Office for said County.
Said Lot No. 36 fronts 72 feet on the easterly side of Louise Drive and runs back 158.6 feet on the northerly line and 158.4 feet on the southerly line to a strip marked Reserved, on which is measures 72 feet.

Being the same property conveyed to Joseph Thomas Redman by deed dated November 7, 1961 and recorded November 14, 1961 in Deed Book 3310, Page 93, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

Setbacks, easements and all other matters as shown or set out on plat recorded in Plat Book 1130, page 64, Register's Office of Davidson County, Tennessee.

Any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights-of-way for public utilities and otherwise.

TO HAVE AND TO HOLD said real estate unto the said **GRANTEE**, his heirs and assigns forever.

I covenant with the said **GRANTEE**, that I am lawfully seized and possessed of said real estate, that I have a good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

And I further covenant and bind myself, my heirs, assigns, and representatives to forever warrant and defend the title to said real estate unto the said **GRANTEE**, his heirs and assigns, against the lawful claims of all persons whomsoever.

I, FRANKIE D. REDMAN, the undersigned, join in this conveyance for the purpose of quit claiming any right, title and interest I may have in the subject property.

WITNESS my hand this the 10th day of January, 2012.

BRENDA K. WELLS STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Joseph Thomas Redman
JOSEPH THOMAS REDMAN

Frankie D. Redman
FRANKIE D. REDMAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, **Joseph Thomas Redman and** FRANKIE D. Redman the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal at office this 10th day of January, 2012.

Brenda K. Wells
NOTARY PUBLIC

My Commission Expires: 9-18-12

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$78,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gerald A. Ryan
AFFIANT

Subscribed and sworn to me before this 10th day of January, 2012.

Brenda K. Wells
NOTARY PUBLIC/REGISTER

My Commission Expires: 9/18/12

BRENDA K. WELLS STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY