BILL GARRETT, Davidson County
Trans: T20120045461 DEEDWARR
Recvd: 06/20/12 10:37 3 pgs
Fees: 18.00 Taxes: 1202.50

20120620-0053971

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW12641

Send Tax Bills To:
Avenue Bank
3823 Cleghorn Avenue
Nashville, TN 37215

New Owner is:
Roy A. Kite, IV
3507 Woodmont Lane
Nashville, TN 37215

MAP: 116-08-0

PARCEL: 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gary L. Deere and Ron ~~Glen~~ Deere**, hereinafter referred to as Grantor, has RDD & RH AIF Glenn GLD bargained and sold, and by these presents do transfer and convey unto the said **Roy A. Kite, IV and Jennifer F. Kite, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Impoved Property Known As : 3507 Woodmont Lane, Nashville, TN 37215

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being the South 60 feet of Lot Number 4 and the North 20.5 feet of Lot Number 5 of Block "B" on the Map of Woodmont Lane Home Sites, of record in Book 1130, Page 13, Register's Office for said County.

SAID parts of said lots adjoin and front together 80.5 feet on the westerly side of Woodmont Lane and run back between lines, 190 feet more or less, on the northerly line and 193 feet more or less on the southerly line, to a dead line in the rear on which they measure 80.5 feet.

BEING the same property conveyed to Royal H. Deere and wife, Naomi H. Deere by Warranty Deed from Harold Katz and wife, Lucille B. Katz dated 5/3/54 and recorded 5/4/54 in Book 2277, Page 123, Register's Office for Davidson County, Tennessee. The said Royal H. Deere having died on July 31, 1990. Subsequently Naomi H. Deere having died on October 28, 2007 leaving Gary L. Deere and Ron Glen Deere as her sole surviving heirs. Order to Close the Estate of Naomi H. Deere, Docket Number 08P47 entered August 13, 2009, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

GLD

Sellers Ints.
~~Grantor~~ RDD & RH AIF

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of June, 2012.

GRANTOR:

Gary L. Deere

Gary L. Deere

Ron Glenn Deere by
Alan C. Housholder, his atty in fact

Ron Glen Deere by Alan C. Housholder, His Attorney in Fact

Glenn

R G D by ACH AIF GLD

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Alan C. Housholder**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Ron Glen Deere**, and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20120620005397O of the said Register's Office of Davidson County, Tennessee.

*Glenn

Witness my hand and seal on this the 14th day of June, 2012.

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Notary Public

My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gary L. Deere**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of June, 2012.

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Notary Public

My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Cari Trost
Affiant

SWORN TO and subscribed before me this 4th day of June, 2012.
(d/n/l/e)

Dana Delworth
NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

01/07/2013