BILL GARRETT, Davidson County
Trans:T20120071317 DEEDWARR
Recvd: 09/21/12 11:23 4 pgs
Fees:23.00 Taxes:2164.50
20120921-0086024

Box 44

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

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

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 3, 2015

Address New Owner As Follows:
Stephen R. Kerr
432 Lynnwood Blvd.
Nashville, TN 37205

Send Tax Bills To:
SAME

Map, Parcel Number:
118 15 0 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS AND MAMIE HOUSER CHARITABLE FOUNDATION**, a Tennessee not for profit corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STEPHEN**

R. KERR, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land located in the 23rd Council District of Nashville, Davidson County, Tennessee, in the City of Belle Meade on the westerly margin of Westview Avenue, 200 feet north of Glen Eden Drive, said land being Lot 4, Block 6 and the northerly part of Lot 3, Block 6 on the plan of Resubdivision of part of Royal Oaks Subdivision of record in Book 974, page's 4 & 5 described more particularly according to a boundary survey dated July 30, 2012 by Campbell, McRae & Associates, Surveying, Inc., 2918 Berry Hill Drive, Nashville, TN 37204, John Hood TN. R.L.S. #1838, as follows:

Beginning at an iron rod (old) on the westerly margin of Westview Avenue (60 foot wide r.o.w.), said rod being the northeast corner of the Bailey F. Clay, Jr. Tr. Land of record in Instrument No. 20110114-0004166 Register's Office for Davidson County, Tennessee, and being the common front corner Lots 3 & 4, Block 6 on the plan of Resubdivision of Royal Oaks Subdivision of record in Book 974, page's 4 & 5 R.O.D.C., TN., which is located N 08°18"10" E 200.0 feet from an iron rod (old) at the northwest intersection of said Westview Avenue and Glen Eden Drive; thence leaving said westerly margin with said Clay, severing said Lot 3, Block 6 N 69°51'38" W 242.87 feet to an iron rod (old) in the easterly line of Lot 2, Block 6 of said Resubdivision of Royal Oaks owned by Dale H. & Brenda J. Nichols of record in instrument No. 20040831-0105235 R.O.D.C., TN.; thence with said Nichols N 08°48'53" E, passing the original common rear corner of said Lots 3 & 4, Block 6 at 25 feet for a total distance of 124.95 feet to an iron rod (old) in the southerly line of Lot 5, Block 6 of said Royal Resubdivision at the northwest corner of said Lot 4, Block 6 which is the southwest corner of the Frances B. Spradley land of record in Instrument No. 20031014-0152187 R.O.D.C., TN.; thence leaving said Nichols with said Spradley and the line between said Lots 4 & 5, Block 6 S 81°48'38" E 237.34 feet to an iron rod (old) in said westerly margin of Westview Avenue; thence with said westerly margin S 08°32'53" W 175.23 feet to the point of beginning the described tract of land containing 35671.93 square feet or 0.82 acres more or less according to a boundary survey dated July 30, 2012 by Campbell, McRae & Associates, Surveying, Inc., 2918 Berry Hill Drive, Nashville, TN 37204, John Hood TN. R.L.S. #1838.

Being part of the same property conveyed to the Thomas and Mamie Houser Charitable Foundation by deed from C. Norris Nielsen and Britton H. Neilson, as Co-Trustees of the Houser Revocable Living Trust dated July 8, 2003, of record in Instrument No. 20120306-0019675, and at Instrument No. 20120921-0086023, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement for sanitary sewers to City of Belle Meade of record in Book 5787, page 128, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 974, page 4, Register's Office for Davidson County, Tennessee.

4. Easement for water mains of record in Book 613, page 404 and in Book 924, page 24, Register's Office for Davidson County, Tennessee.

This is improved property known as: **433 Westview Avenue, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 20 day of September, 2012.

THOMAS AND MAMI HOUSER CHARITABLE FOUNDATION

By: Noni N. Nielsen, trustee
Noni Nielsen, Trustee

STATE OF TENNESSEE)

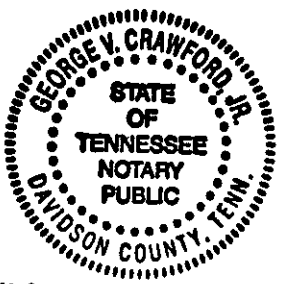
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NONI NIELSEN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee, 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 20th day of September, 2012

Notary Public

My Commission Expires: _____



My Commission Expires MAR. 3, 2015