Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***265,000.00.

Susan H. Keffer
Affiant

Subscribed and sworn to before me this 21 day of September, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20120072763 DEEDWARR
Recvd: 09/26/12 15:10 2 pgs
Fees:13.00 Taxes:980.50
20120926-0087758

ADDRESS OF NEW OWNER

Aaron D. Dale
4708 Nebraska Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

First Bank
10 Cadillac Dr #100
Brentwood TN
37027

MAP & PARCEL NOS.

MAP 103-03-0
PARCEL 240.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($***265,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Susan H. Keffer, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Aaron D. Dale, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 11 and the easterly 5 feet of Lot No. 12 of Block 10 on the map of a part of Sylvan Park of record in Book 332, page 104, in the Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 11 and the easterly part of Lot No. 12 front together 55 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Susan H. Keffer, an unmarried person, by Warranty Deed dated March 16, 2007, from M. Noelle Goodin, an unmarried person, of record as Instrument 20070321-0034356 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4708 Nebraska Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of A Part of Sylvan Park of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 21 day of September, 2012.

Susan H. Keffer

Susan H. Keffer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan H. Keffer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of September, 2012.

Mitchell A. Watts

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY