NEW OWNER:

Matthew F. Kieser
3525 Steffisburg Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
~~NEW OWNER~~ Suntrust Mortgage, Inc
1001 Semmes Ave. Richmond VA 23224
Map 161
Group 15-0-B
Parcel 077.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0737

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT12-1000757

BILL GARRETT, Davidson County
Trans:T20120084755 DEEDWARR
Recvd: 11/06/12 10:11 3 pgs
Fees:18.00 Taxes:569.43
20121106-0102268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Three Thousand Nine Hundred Fifty and 00/100 Dollars ($153,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TYLER BRUMMETT, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Matthew F. Kieser, unmarried,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Smith** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 240 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

Being the same property conveyed to Tyler Brummett, unmarried by Warranty Deed from MACS Development Group, LLC, dated March 3, 2011 and of record in Instrument No. 20110304-0017641, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3525 Steffisburg Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, 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 said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 2nd day of ~~October~~ November, 2012.

TYLER BRUMMETT

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TYLER BRUMMETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 2nd day of ~~October~~ November, 2012.

Elizabeth H
NOTARY PUBLIC

My commission expires: 6/9/2015

ELIZABETH HUI
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-09-15

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The actual consideration or value, whichever is greater, for this transfer is **$153,900.00.**

Lisa Shipp

AFFIANT

Sworn to and subscribed to before me this 2nd day of ~~October~~ November, 2012.

Gail C. Victory

NOTARY PUBLIC

My commission expires: _____

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014