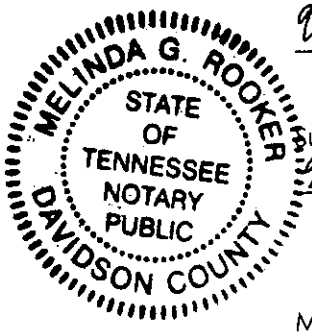
This instrument was prepared by:

Beck and Beck, PLLC
Attorneys at Law
4205 Gallatin Rd.
Nashville, TN 37216

BILL GARRETT, Davidson County
Trans: T20130023551 DEEDQC
Recvd: 03/22/13 10:09 8 pgs
Fees: 42.00 Taxes: 0.00
20130322-0028435



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 1.00.

Valerie Constance Kaiser
AFFIANT

Subscribed and sworn to before me this 21st day of March, 2013.

Melinda G. Rooker
NOTARY PUBLIC

My Comm Expires: 08-17-15

Address New Owner as follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Valerie Constance Kaiser **Randall T. Kaiser** 2208 Milton Drive Nashville, TN 37216	Same as Owner	**073 01 0 172.00**

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that **Valerie Constance Kaiser and Randall T. Kaiser,** are the Co-Administrator's for the **Estate of Alma Kaiser,** and are affecting this quit claim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, a Small Estate Administration was filed in regards to the **Estate of Alma Kaiser in the Probate Court of Davidson County, March 4, 2013, Docket # 13P411. Alma Kaiser died April 26, 2011. (See attached Affidavit and Order of Small Estate).** For and in consideration of the sum of One and No/100 Dollars (**$1.00**), cash in hand paid, have bargained and sold, and does hereby [convey,] remise, release and forever quitclaim unto, **Valerie Constance Kaiser and Randall T. Kaiser,** as heirs at law, and of their heirs and assigns, all rights, title and interest in a certain tract [parcel] of land in Davidson County, Tennessee, which is described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT 50 ON THE PLAN OF HIGHLAND VIEW OF RECORD IN PLAT BOOK 1424, PAGE 39 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY, MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

SAID LOT 50 FRONTS 64 FEET ON THE SOUTHWESTERLY SIDE OF MILTON DRIVE AND RUNS BACK 150.4 FEET ON THE NORTHWESTERLY LINE AND 138.6 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 115 FEET.

BEING THE SAME PROPERTY CONVEYED TO N. CLAUDE DUNN, JR. AND WIFE, RUTH B. DUNN BY DEED FROM PATRICK W. DUNNE AND WIFE, FREDA W. DUNNE, OF RECORD IN BOOK 2738, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. KAISER AND WIFE, ALMA H. KAISER BY DEED FROM N. CLAUDE DUNN, JR AND WIFE, RUTH B. DUNN, OF RECORD IN BOOK 2740, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY.

BY FINAL DECREE OF DIVORCE (DOCKET #56672) GRANTED DECEMBER 19, 1969, BY JUDGE BENSON TRIMBLE, FOR THE FOURTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, IT WAS SO ORDERED IN PARAGRAPH 3, ON THE FIRST PAGE OF THE ORDER OF FINAL DECREE, ALL INTEREST AND RIGHTS OF THE REAL PROPERTY WERE ORDERED VESTED TO ALMA H. KAISER AS THE OWNER, OF RECORD BY DOCUMENT# DV-00000056-0000672, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

Property known as: **2208 Milton Drive, Nashville, Tennessee 37216.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS my hand this 21st day of March, 2013.

Valerie Constance Kaiser

Valerie Constance Kaiser

Randall Tracy Kaiser

Randall T. Kaiser

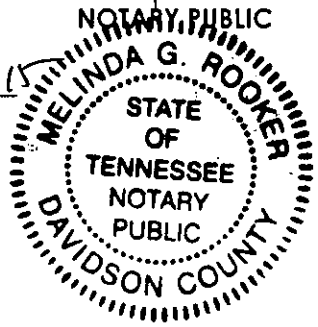
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Melinda G. Rooker**, a Notary Public, in and for said County and State, , **Valerie Constance Kaiser**, the within inamed bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 21st day of March, 2013.

Melinda A Rooker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 08-17-15



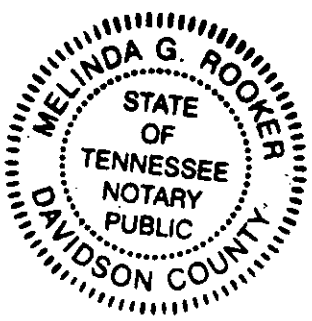
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Melinda G. Rooker**, a Notary Public, in and for said County and State, **Randall T. Kaiser**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 21st day of March, 2013.

Melinda A Rooker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 08-17-15



IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

FILED
2013 MAR -4 AM 8:46
RICHARD R. ROOKER, CLERK
D.C.

IN THE ESTATE OF:

Alma H. Kaiser,

Deceased.

No. **13P-411**

COURT ORDER OF SMALL ESTATE PURSUANT TO T.C.A. 30-4-101 et. seq.

BE IT REMEMBERED, this 4th day of March, 2013, pursuant to Tennessee Code Annotated 30-4-101, et.seq. and upon the application of the Co-Affiants, and for good cause shown to this Court, it is the opinion of the Probate Master, R. H. Bradshaw, Jr., that the Probate Court Clerk shall file the Small Estate Affidavit in order to allow the Co-Affiants to administer only the assets disclosed in their Affidavit.

IT IS, THEREFORE, **ORDERED, ADJUDGED AND DECREED**, that the Clerk of the Probate Court, after filing such Affidavit, shall issue duly certified copies of this Order and Affidavit for presentation by the Co-Affiants, **Valerie Constance Kaiser and Randall Tracy Kaiser**.

IT IS, FURTHER, **ORDERED, ADJUDGED AND DECREED**, that the surety bond shall be waived pursuant to the conditions as set forth in T.C.A. 30-1-201.

ENTER, this 4th day of March, 2013.

R.H. Bradshaw, Jr.
Probate Master

FILED

In the Seventh Circuit Court of Davidson County, Tennessee
(Probate Division)

2013 MAR -4 AM 8:25

RICHARD R. ROCKER, CLERK

SMALL ESTATE AFFIDAVIT

D.C.

DOCKET NUMBER 13P-411

Estate of ALMA H. KAISER

Your Affiant, Valerie Constance KAISER & RANDALL TRACY KAISER

would respectfully show unto the Court as follows:

That the deceased, age 79 died on the 26th day of April, 2011 in DAVIDSON County, State of Tennessee, and that his/her last residence was:

2208 MILTON PRIVE, Nashville, TN 37216

☒ The decedent left no Will.

☐ The decedent left a Will and the Will has been filed by the Clerk of this Court and a copy has been attached to this Affidavit as Exhibit "A".

The decedent left the following unpaid debts at the time of his/her death:

CREDITOR	ADDRESS	AMOUNT

(IF OTHER DEBTS, ATTACH A SEPARATE SHEET)

The decedent died owning the following property (list all personal property which includes cash, bank accounts, notes receivable, automobiles, stocks and bonds and life insurance payable to the estate, mechanical equipment, household furnishings, etc.)

Do Not List Jointly Owned Property

ITEM	LOCATION & POSSESSION	VALUE
Ck #10212	refund from sale of home	$29.63
Ck #10213	refund from sale of home	$9175.43
Automobile 91 FORD TAURUS	2208 Milton Dr. 37216	$2000.00

(IF OTHER PERSONAL PROPERTY, ATTACH SEPARATE SHEET)

TOTAL PERSONAL ESTATE $11,205.16

The following are the names and addresses of all next of kin of the deceased:

NAME	ADDRESS	RELATIONSHIP	AGE
Valerie Constance Kaiser	2208 Milton Dr. Nash, TN	DAUGHTER	53
RANDALL TRACY KAISER	" " " " "	SON	48

Your Affiant is willing to collect and preserve all assets for the Estate, pay all creditors and distribute the remainder in accordance with the terms of the Will or according to the laws of descent and distribution of the State of Tennessee pursuant to T.C.A. 30-4-101.

I ☐ do,
☒ do not
wish to publish for creditors.
(PLEASE INDICATE BY CHECKING)

This 25th day of February, 2013

VALERIE CONSTANCE KAISER
Name of Affiant

2208 MILTON Dr
Address

Nashville, TN 37216
City State

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Notary Public / Deputy Clerk, the said Valerie Constance Kaiser and after being sworn, deposes and says that the facts averred in the above Affidavit are true to the best of his/her knowledge, information, and belief.

Valerie Constance Kaiser
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME,
THIS 25th DAY OF February, 2013.

Melinda G. Rooker
Notary Public / Deputy Clerk

MELINDA G. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires: 08-17-15

The following are the names and addresses of all next of kin of the deceased:

NAME	ADDRESS	RELATIONSHIP	AGE
Valerie Constance Kaiser	2208 Milton Dr. Nash, TN	DAUGHTER	53
RANDALL TRACY KAISER	" " " " "	SON	48

Your Affiant is willing to collect and preserve all assets for the Estate, pay all creditors and distribute the remainder in accordance with the terms of the Will or according to the laws of descent and distribution of the State of Tennessee pursuant to T.C.A. 30-4-101.

I ☐ do,
☒ do not
wish to publish for creditors.
(PLEASE INDICATE BY CHECKING)

This 25th day of February, 2013.

RANDALL TRACY KAISER
Name of Affiant

2208 MILTON Dr
Address

Nashville, TN 37216
City State

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Notary Public / Deputy Clerk, the said Randall Tracy Kaiser and after being sworn, deposes and says that the facts averred in the above Affidavit are true to the best of his/her knowledge, information, and belief.

Randall T Kaiser
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME,
THIS 25th DAY OF February, 2013.

MELINDA G. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Melinda D. Rooker
Notary Public / Deputy Clerk

Commission expires: 08-17-15

IN THE SEVENTH CIRCUIT COURT
DAVIDSON COUNTY, NASHVILLE, TENNESSEE

I, R.H. Bradshaw, Jr., do hereby certify, as evidenced by my signature below, that the foregoing is a true and exact copy of the original document(s) on file in the Office of the Seventh Circuit Court Clerk, this 4th day of March, 2013:

RICHARD R. ROOKER, Clerk

R.H. Bradshaw, Jr.
Probate Master