THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31196-05-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $761,280.00. Affiant Subscribed and sworn to before me this 18th day of June, 2013. Notary Public My Commission Expires: 1/6/14 LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Keith R. Deerkoski, Jessica L. Deerkoski 5905 East Ashland Drive Nashville, TN 37215	**Send Tax Bills To:** Pinnacle Bank 150 3rd Ave S Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 144 120 01500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John T. Whitaker II and wife, Anne Byrn Whitaker**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith R. Deerkoski and wife, Jessica L. Deerkoski** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5905 East Ashland Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of June, 2013.

John T. Whitaker II

Anne Byrn Whitaker

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John T. Whitaker II and Anne Byrn Whitaker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2013.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130051609 DEEDWARR
Recvd: 06/19/13 11:27 2 pgs
Fees:13.00 Taxes:2816.74

20130619-0062648

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Otter Creek Hills, Section Two, as of record in Plat Book 3106, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John T. Whitaker, II and wife, Anne Byrn Whitaker, tenants in common as to a 55% undivided interest, and William A. Byrn, Jr. and wife, Emily C. Byrn, as tenants in common as to a 45% undivided interest, by deed from David L. McQuiddy, Jr. and wife, Margaret Webb McQuiddy, of record in Book 11528, page 230, Register's Office for Davidson County, Tennessee. William S. Byrn, Jr. died on December 27, 2000. Emily C. Byrn died on November 24, 2001, and devised subject property to Virginia C. Byrn, Susan B. Anderson and Anne Byrn Whitaker by Last Will and Testament, Docket No. 02P13, Probate Court for Davidson County, Tennessee. Virginia C. Byrn conveyed her interest in subject property to Anne Byrn Whitaker and husband, John T. Whitaker, II, by quitclaim deed of record in Instrument No. 20021107-0137268, said Register's Office, and Susan Byrn Anderson conveyed her interest in subject property to Anne Byrn Whitaker and husband, John T. Whitaker, II, by quitclaim deed of record in Instrument No. 20021107-0137269, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 3106, page 54, Register's Office for Davidson County, Tennessee.