THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2013 Notary Public MY COMMISSION EXPIRES: 5/20/14 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew John Schaffer	Fifth Third Mortgage Company	MAP 092 13 0D
3312B Elkins Avenue	5001 Kingsley Drive	PARCEL 002.00
Nashville, TN 37209	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kellie Benoit Kerstetter f/k/a/ Kellie S. Benoit**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Schaffer,** unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. B of 3312 Elkins Avenue Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument Number 20061004-0122960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit "C" of said Master Deed.

Being the same property conveyed to Kellie S. Benoit, unmarried, by Warranty Deed dated November 3, 2006, from Lisa Friedland, a single person, and Susan Henderson, a single person, of record in Instrument No. 20061106-0137956, Register's Office for Davidson County, Tennessee; the said Kellie S. Benoit having since married Brian Kerstetter and is now known as Kellie Benoit Kerstetter. Brian Kerstetter joins in this conveyance for the purpose of conveying and all interest he may have in the subject property.

BILL GARRETT, Davidson County
Trans:T20130069502 DEEDWARR
Recvd: 08/13/13 10:44 2 pgs
Fees:13.00 Taxes:906.50
20130813-0084829

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **3312B Elkins Avenue, Nashville, TN 37209.**

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this the 5 day of August, 2013.

x Brian Kerstetter by Lydia Armstead, atty-in-fact

Kellie Benoit Kerstetter by Lydia Armstead Atty in fact

Kellie Benoit Kerstetter f/k/a Kellie S. Benoit by Lydia Armistead, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Lydia Armistead**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Kellie Benoit Kerstetter f/k/a/ Kellie S. Benoit,** and who acknowledged that she executed the same as the free act and deed of **Kellie Benoit Kerstetter f/k/a/ Kellie S. Benoit.** Witness my hand and official seal this 2nd day of August, 2013.

Witness my hand and official seal this the 5 day of August, 2013.

My Commission expires March 1, 2016

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Lydia Armistead**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Brian Kerstetter,** and who acknowledged that she executed the same as the free act and deed of **Brian Kerstetter.** Witness my hand and official seal this 2nd day of August, 2013.

Witness my hand and official seal this the 5 day of August, 2013.

My Commission expires March 1, 2016

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public