WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$850,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2013.

Notary Public

My commission expires: 5/22/14
(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael J. Kaiser	new owner	**Map 145-07-0 Parcel 007-00**
5029 Villa Crest Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Melinda G. Rakoncay, Trustee of the Forrest F. Glasgow Revocable Living Trust Agreement U/A/D June 29, 2007

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

Michael Kaiser, a single man

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:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Villa Estates, of record in Book 3600, Page 66, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Forrest F. Glasgow and wife, Gretchen R. Glasgow, by Deed from Estes-Taylor Company, a Tennessee corporation, dated March 3, 1966, of record in Book 3994, Page 416, Register's Office for Davidson County, Tennessee. The said Gretchen R. Glasgow having since died on March 1, 1996. The said property was further conveyed to Forrest F. Glasgow, Trustee, Forrest F. Glasgow Revocable Living Trust Agreement dated June 29, 2007 by Quitclaim Deed Dated June 29, 2007 from Forrest F. Glasgow of record in Instrument No. 20070703-0079239, said Register's Office. Forrest F. Glasgow died June 24, 2012 and according to the Revocable Living Trust Agreement of Forrest F. Glasgow U/A/D June 29, 2007, Melinda G. Rakoncay was appointed to serve as Trustee upon his death.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 3600, Page 66, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Restrictive Covenants contained in instrument of record in Book 3829, page 772, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **5029 Villa Crest Drive, Nashville, TN 37220**

BILL GARRETT, Davidson County
Trans:T20130086438 DEEDWARR
Recvd: 10/07/13 09:38 2 pgs
Fees:13.00 Taxes:3145.00
20131007-0104924

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 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 my/our hand(s) this **30th** day of **September, 2013.**

Melinda G. Rakoncay, trustee

Melinda G. Rakoncay, Trustee of the Revocable Living Trust Agreement of Forrest F. Glasgow U/A/D June 29, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Melinda G. Rakoncay, Trustee,** the within named seller, 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 at Nashville, Tennessee, this **30th** day of **September, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17