WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130087692 DEEDWARR
Recvd: 10/10/13 09:55 2 pgs
Fees:13.00 Taxes:2738.00

20131010-0106364

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES 6/20/14
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel K. Wiatr, Trustee	Same as new owner	113-00-0-122.00
(NAME)	(NAME)	113-00-0-211.00
54 Music Square, East, Ste. 350		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	,	
(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, MICHAEL J. KAISER, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO DANIEL K. WIATR, TRUSTEE OF THE JIFF JOHNSON TRUST, U/A/D SEPTEMBER 25, 2013, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in Davidson County, Tennessee, being Tract 8 on the Subdivision of the Paul Richardson Farm, not of record, being partially composed of Lot No. 5 of the Elijah Robertson Land, which is of record in Plan Book I, page 48, Chancery Court, and described according to a survey by G. Barry Greer & Associates, dated October 31, 1972, as follows:

Beginning at a point in the center line of Fire Tower Road at the common corner of Tract 7 and 8; thence with the center line of said Road, South 23 deg. 12 min. East 73.92 feet to a point; thence South 19 deg. 40 min. 30 sec. West 352.31 feet to the common corner of Tract 8 and 9; thence with the line between said Tracts, South 77 deg. 15 min. East 1,080.20 fret to a point the easterly corner of Tract 9; thence leaving said Tract 9, South 82 deg. 58 min. East 276 feet to a point; thence North 84 deg. 18 min. East 188.84 feet to a point; thence North 55 deg. 13 min. East 305.85 feet to a point; thence South 85 deg. 41 min. East 175 feet to the southwest corner of Tract 5; thence with the line between Tracts 5 and 8, North 4 deg. 52 min. East 477.89 feet to the southeast corner of Tract 7; thence with the line between Tracts 7 and 8, North 89 deg. 31 min. West 1,892.22 feet to the point of beginning, containing 24.02 acres, more or less.

TRACT II:

Land in Davidson County, Tennessee, being Tract 9 on the subdivision of the Paul Richardson farm, not of record, being partially composed of Lot 5 of the Elijah Robertson lands, which is of record in Plan Book 1, page 48, Chancery Court, and described according to a survey by G. Barry Greer & Associates, dated October 31, 1972, as follows:

Beginning at a point in the center line of Fire Tower Road at the common corner of Tracts 8 and 9; thence with the centerline of said road, South 19 deg. 40 min. 30 sec. West 55.69 feet to a point; thence South 10 deg. 24 min. West 236.92 feet to a point; thence South 22 deg. 10 min. West 408.35 feet to the southwest corner of Tract 9; thence leaving said road, North 75 deg. 19 min. West 141.90 feet to a point; thence North 75 deg. 06 min. East 176.73 feet to a point; thence North 58 deg. 26 min. East 500.65 feet to a point; thence North 70 deg. 17 min. East 240.32 feet to a point in the southerly line of Tract 8; thence with the line between Tracts 8 and 9, North 77 deg. 15 min. West 1,080 feet to the point of beginning, containing 8.88 acre, more or less.

Being the same property conveyed to MICHAEL J. KAISER, by two separate deeds from BOBBY MCALPINE AND HAL CATO, the first of record as Instrument No. 20040420-0044565, dated April 19, 2004, said Register's Office, and the second of record as Instrument No. 20050705-0076429, dated June 6, 2005, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien, due and payable, but not yet delinquent; all matters appearing on Plan Book 1, page 48, Chancery Court for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6033 Firetower Rd., Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 30th day of September, 2013.

Michael J. Kaiser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 30th day of September 2013

Notary Public

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

My Commission Expires: 5/20/14