THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14051028**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,370,000.00. Anderson Affiant Subscribed and sworn to before me, this 30 day of June, 2014. Notary Public My Commission Expires: _____

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

BILL GARRETT, Davidson County
Trans:T20140050119 DEEDWARR
Recvd: 07/14/14 13:51 2 pgs
Fees:13.00 Taxes:5069.00
20140714-0061833

WARRANTY DEED

Address New Owner: Clayton Allen Kaiser and Erin Elizabeth Kaiser 4518 Carlton Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-16-0-039.00

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, **Brett D. Patterson and Jennifer Patterson, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clayton Allen Kaiser and Erin Elizabeth Kaiser, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 5, CHERRY ACRES, as shown on plat of record in Plat Book 2083, Page 35, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brett D. Patterson and wife, Jennifer Patterson by Warranty Deed from The Blue Realty Group, LLC, a Tennessee limited liability company, recorded on the 10th day of November, 2005 in Instrument No. 20051110-0136555, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHERRY ACRES, as recorded in Plat Book 2083, Page(s) 35.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4518 Carlton Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 25th day of June, 2014.

Brett D. Patterson

Jennifer Patterson

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brett D. Patterson and Jennifer Patterson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2014.

Notary Public

CHARMAINE KOSTREBA STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

My Commission Expires: 10.4.2014