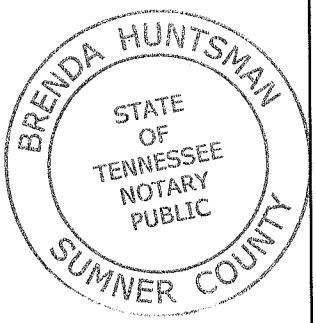
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Kayla Ramderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2015.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 11/30/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John P. Casper Family Limited Partnership	New Owner	082-08-0-189-00
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 02/02/15 14:34 3 pgs Fees:18.00 Taxes:370.00 **20150202-0009640**
722 Myrtle Street	1010 Racquet Club Drive #103	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Auburn, CA 95602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James Melvin Kittrell, Karen Kittrell Lawrence, formerly known as Karen Elizabeth Kittrell, and Linda Gonzella Waldemar, as tenants in common**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John P. Casper Family Limited Partnership**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot 196 of Block No. 2 on the Plan of F.O. Beazley's, McFerrin Addition, East Nashville as of record in Book 57, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Karen Kittrell Lawrence, formerly known as Karen Elizabeth Kittrell, by Quit Claim Deed from Samuel Lawrence, dated 10/17/2014, recorded 11/04/2014 as recorded of Record in Instrument No. 20141104-0101989, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Melvin Kittrell, Karen Elizabeth Kittrell, and Linda Gonzella Waldemar, tenants in common, with life estate retained by Albert William Kittrell et ux Annie Elizabeth Kittrell, by Deed from Albert William Kittrell, etux Annie Elizabeth Kittrell, dated September 3, 1986, recorded September 11, 1986, of record in Book 6976, Page 91, Register's Office for Davidson County, Tennessee. The said Albert William Kittrell died December 11, 1992 and the said Annie Elizabeth Kittrell died April 17, 2012.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) All matters shown on the plat of record as Plat Book 57, Page 136, Davidson County, in the state of Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 722 Myrtle Street, Nashville, TN 37206
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 January, 2015.

James Melvin Kittrell

Karen Kittrell Lawrence, formerly known as Karen Elizabeth Kittrell

Linda K. Waldemar

State of Tennessee
County of Sumner

Personally appeared before me James Melvin Kittrell, Karen Kittrell Lawrence, and Linda K. Waldemar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of January, 2015

Notary Public Brenda Huntsman
My Commission Expires: 11/20/18

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY