Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

39-B
File #16-1274

BILL GARRETT, Davidson County
Trans: T20160068167 DEEDWARR
Recvd: 08/08/16 10:02 2 pgs
Fees: 13.00 Taxes: 1794.50
20160808-0081927

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rachel T. Kaiser, and spouse, Bradley G. Kaiser**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Evans Hood, and Melissa Hood, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Otter Creek Hills, of record in Book 2900, pages 110 and 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 194.9 feet on the broken northeasterly margin of Priest Road and extends back 329 feet on the broken southeasterly line and 270.0 feet on the northwesterly line to a dead line in the rear, measuring 159.1 feet thereon.

Being the same property conveyed to Rachel T. Kaiser and spouse, Bradley G. Kaiser by deed from Sam E. Shelby, Jr. and spouse, Jane Pearson Shelby, dated November 4, 1994, of record in Book 9513, page 571, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2004 Priest Road, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5th day of August, 2016.

Rachel T. Kaiser

Bradley G. Kaiser

State of Tennessee)
County of Davidson)

On this 5th day of August, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rachel T. Kaiser and Bradley G. Kaiser, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 485,000.00.

Affiant

Sworn and subscribed before me on this the 5th day of August, 2016.

Notary Public

My Commission Expires: _____

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN My Commission Expires May 8, 2018

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Evans Hood		144-16-31.00
2004 Priest Road	SAME	
Nashville, TN 37215		