BILL GARRETT, Davidson County
Trans:T20170013518 DEEDWARR
Recvd: 02/14/17 13:13 2 pgs
Fees:13.00 Taxes:2090.50
20170214-0015360

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $565,000.00

Wanda Hiett
Affiant

Subscribed and sworn to before me, this 13th day of February, 2017.

Tracey Perry
Notary Public

My commission expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Katharine S. Brooks	NEW OWNER	**118090B00300CO**
3502 Granny White Pike		
Nashville, TN 37204		

FOR AND IN 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 ACKNOWLEDGE, WE,

Stephen W. Kaiser and Pamela Bruce Kaiser, Trustees, under the Kaiser Living Trust dated July 2, 2010

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

Katharine S. Brooks, unmarried

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 Unit No. 2A and the garage attached thereto, in Woodmont Village, a Horizontal Property Regime, Nashville, Davidson County, Tennessee, as described in a Master Deed and the plat attached thereto as recorded in Instrument No. 20060105-0001652, and amended in Instrument No. 20060214-0017724, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodmont Village, Condominium Units, contained in said Master Deed and by-Laws appended thereto, recorded in Instrument No. 20060105-0001652, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said condominium regime also comprises Lots 1 and 2, Woodmont Village, recorded in Instrument No. 20041118-0138621, said Register's Office.

Being the same property conveyed to Stephen W. Kaiser and Pamela Bruce Kaiser, husband and wife, from Mark Shuster and Courtney Shuster, husband and wife, by Warranty Deed dated April 29, 2011, of record in Instrument No. 20110505-0034670, Register's Office for Davidson County, Tennessee. Stephen W. Kaiser and Pamela B. Kaiser, A/K/A/ Pamela Bruce Kaiser, husband and wife, conveyed their interest to Stephen W. Kaiser and Pamela Bruce Kaiser, Trustees, under the Kaiser Living Trust dated July 2, 2010, by Quitclaim Deed dated December 22, 2011, of record in Instrument No. 20120117-0004245, said Register's Office.

PBK

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Master Deed of record in Instrument No. 20060105-0001652, and amended in Instrument No. 20060214-0017724, said Register's Office.

Restrictions and Easements of record in Instrument No. 20060105-0001652, said Register's Office.

All matters as shown on the plat of record in Instrument No. 20041118-0138621, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 3983, page 90, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3502 Granny White Pike, Nashville, TN 37204.

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 in 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 13th day of February, 2017.

Stephen W. Kaiser, Trustee under the Kaiser Living Trust dated July 2, 2010

Pamela Bruce Kaiser, Trustee under the Kaiser Living Trust dated July 2, 2010

STATE OF OKLAHOMA

COUNTY OF CLEVELAND

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Stephen W. Kaiser and Pamela Bruce Kaiser** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are the Trustees of the Kaiser Living Trust dated July 2, 2010 and that they are authorized by the Kaiser Living Trust dated July 2, 2010 to execute this instrument on its behalf.

Witness my hand, at office, this ~~13th~~ 14th day of February, 2017.

Notary Public

My Commission Expires: DECEMBER 7th 2020

ISIS LANE NOTARY PUBLIC 16011457 EXP. 12/7/20 STATE OF OKLAHOMA