THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170210877**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me, this4th day of May, 2017. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20170040930 DEEDWARR
Recvd: 05/15/17 09:13 2 pgs
Fees:13.00 Taxes:1979.50
20170515-0047673

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Miller and Nash Development, LLC 904 Montrose Avenue Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-04-061.00

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, **Allen B. Kaiser and Joan L. Kaiser, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Miller and Nash Development, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. E on the Sweetbriar Plan; as of record in Book 1835, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. E front 62.5 feet on the Southerly margin of Sweetbriar Avenue and extends back along parallel lines 175 feet to an alley in the rear.

Being the same property conveyed by Warranty Deed from James C. Gooch to Allen B. Kaiser and wife, Joan L. Kaiser, as equal tenants in common, as recorded on the 29th day of April, 2010 in Instrument No. 20100429-0032761 and Warranty Deed from Louchrisa Ford High, unmarried to Allen B. Kaiser and wife, Joan L. Kaiser, as recorded on the 10th day of May, 2005 in Instrument No. 20050510-0052707, 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 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SWEETBRIAR PLAN, as recorded in Plat Book 1835, Page(s) 18.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1805 Sweetbriar Avenue Nashville TN 37212-5407

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 4th day of May, 2017.

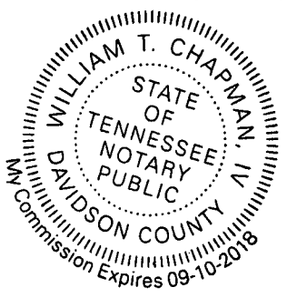
Allen B. Kaiser

Joan L. Kaiser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allen B. Kaiser and Joan L. Kaiser, 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 4th day of May, 2017.



Notary Public