

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of May, 2010.

Notary Public

My commission expires: 9/8/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Linda Mae Bourdeaux	new owner	**118-010-087.00**
1210 B Kirkwood Avenue		
Nashville, TN 37212		

BILL GARRETT, Davidson County
Trans:T20100029578 DEEDWARR
Recvd: 05/17/10 15:04 2 pgs
Fees:13.00 Taxes:703.00
20100517-0037900

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Renee Leymon, an unmarried woman, and Justin Rogers, a married man *

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

Linda Mae Bourdeaux, 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. 82B on the Master Declaration of Covenants, Conditions and Restrictions for Kirkwood Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20091119-0106748, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Renee Leymon, an unmarried woman by deed from Robert Kincaid, a married man of record in Instrument No. 20060710-0082299, Register's Office for Davidson County, Tennessee. The said Renee Leymon, an unmarried woman having quitclaimed to Renee Leymon, an unmarried woman and Justin Rogers, a married man, joint tenants with full rights of survivorship, by instrument of record in Instrument No. 20060720-0087711, Register's Office for Davidson County, Tennessee.

***Under penalty of perjury, grantors hereby certify that this property has never been the primary residence of herein grantors or their spouses.**

This conveyance is subject to taxes for 2010 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1210 B Kirkwood Avenue, Nashville, TN 37212**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 GRANTEE, his 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 12th day of May, 2010.

Renee Leymon by Justin Rogers atty in Fact

Renee Leymon, by Justin Rogers, her Attorney in Fact

Justin Rogers

Justin Rogers

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Justin Rogers, a married man**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **May, 2010.**

Robin S Edwards

Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Justin Rogers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Renee Leymon,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Renee Leymon**, the within named bargainor(s) by the said **Justin Rogers** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 12th day of May, 2010.

Robin S Edwards

Notary Public

My commission expires 2/26/2011

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY