This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL NO: 094160E057.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Nicholas R. Kaumeyer
820 Spence Enclave Ln.
Nashville, TN 37210

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20140092306 DEEDWARR
Recvd: 12/10/14 10:34 2 pgs
Fees:13.00 Taxes:488.40
20141210-0113012

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, **SCOTT SONGER AND WIFE, MAGGIE SONGER**, "Grantors" have this day bargained and sold and do hereby transfer and convey unto **NICHOLAS R. KAUMEYER, UNMARRIED**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Unit No. 57, on the Plan of Spence Enclave Townhomes, a planned unit development, as shown by plat appearing of record in Instrument No. 20061115-0141672, amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, and Instrument No. 20100427-0031915, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Scott Songer, unmarried, by Warranty Deed from RJ York Homes, LLC, a Tennessee limited liability company, dated June 30, 2009, appearing of record in Instrument No. 20090702-0061959, of the Register's Office of Davidson County, Tennessee. Scott Songer having since married to Maggie Songer. Maggie Songer and Margaret Elizabeth Songer are one and the same person.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plans of record in Instrument No. 20061115-0141672, amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, and Instrument No. 20100427-0031915; Easements to Tennessee Electric Power Company of record in Book 437, page 45 and Book 437, page 54; Water main Easement of record in Book 722, page 271; Easements to USA/TVA of record in Book 1814, page 594, Book 1814, page 597 and Book 2026, page 616; Drainage/Slope Easements of record in Book 5015, page 699 and Book 5451, page 769; Right of way to State of Tennessee of record in Book 2704, page 419; Sanitary Sewer & Drainage Easements of record in Book 5666, page 656, Instrument No. 20091022-0097490, and Instrument No. 20060210-0016424; Sign Lease of record in Book 7672, page 112; Stormwater Agreements of record in Instrument No. 20051219-0151715 and Instrument No. 20080409-0035677; Restrictions of Spence Enclave Townhomes of Instrument No. 20061115-0141672, amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, and Instrument No. 20100427-0031915, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 820 Spence Enclave Ln., Nashville, TN 37210.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantors to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 8th day of December, 2014.

Scott Songer, by and through his lawful attorney in fact, Maggie Songer
Scott Songer, by and through his lawful attorney in fact, Maggie Songer

Margaret Elizabeth Songer
Maggie Songer

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State, the within named, **Maggie Songer**, one of the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (Warranty Deed) instrument for the purposes therein contained; and the said **Maggie Songer**, to me known to be the person who executed the same as the free act and deed of the said **Scott Songer**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Scott Songer**, and appearing of record in Instrument No. 20141210-0113011, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 8th day of December, 2014.

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

NOTARY PUBLIC
My Commission Expires: _____

My Commission Expires: 05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$132,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8th day of December, 2014

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

NOTARY PUBLIC
My Commission Expires: _____

My Commission Expires: 05-23-2016