WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $424,900.00.

Affiant

Subscribed and sworn to me on June 22, 2015.

NOTARY PUBLIC

My Commission Expires: 3/24/17

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28599SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin M. Birdsong Mary Birdsong, 1010 16th Avenue, South, Unit 402 Nashville, TN 37212	New Owner	105-1-B-402CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James S. Wombold and wife, Tammy Wombold, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kevin M. Birdsong and Mary Birdsong, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 402, together with Parking Space No. P-9, together with the appurtenant interest in the common elements of Ten Ten on the Row, a horizontal property regime established by Master Deed of record in Instrument No. 20071023-0125441, amended in Instrument No. 20090224-0015964 and Instrument No. 20090507-0041965 and Instrument No. 20090929-0090277, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to James S. Wombold and wife, Tammy Wombold, by Deed from Raleigh A. Blank, unmarried and Peaches G. Blank, dated August 14, 2012, of record in August 16, 2012, of reocrd in Instrument No. 20120816-0073273, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Ten Ten on the Row Condominiums, of record in Instrument No. 20071023-0125441, Instrument No. 20090224-0015964, Instrument No. 20090507-0041965, Instrument No. 20090929-0090277 and Instrument No. 20120905-0080264, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150051325 DEEDWARR
Recvd: 06/26/15 09:10 2 pgs
Fees:13.00 Taxes:1572.13
20150626-0061524

3. All matters appearing on the Plan of record as Book 57, page 31, in the Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, of record in Instrument No. 20051230-0156628, Register's Office for Davidson County, Tennessee.
5. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090710-0064678, Register's Office for Davidson County, Tennessee.
6. Storm Water Detention agreement of record in Instrument No. 20051230-0156625, Register's Office for Davidson County, Tennessee.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1010 16th Avenue, South, Unit 402, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands this 22nd day of June, 2015.

James S. Wombold

James S. Wombold

Tammy Wombold

Tammy Wombold

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 22, 2015, before me personally appeared James S. Wombold and wife, Tammy Wombold to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 22, 2015.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE