| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 394,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF AUGUST, 2015.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-9-16<br>(AFFIX SEAL) |

BILL GARRETT, Davidson County
Trans:T20150068959 DEEDWARR
Recvd: 08/17/15 12:49 2 pgs
Fees:13.00 Taxes:1457.80
20150817-0082406

JAMES A. WARTHEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ryan Mitchell Drew and Molly Drew | NEW OWNER | |
| 967 Davidson Drive | | 115-02-0A-002.00-CO |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Candice L. Reed Kirk and husband, Sean C. Kirk,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Mitchell Drew and wife, Molly Drew,**

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 B of Glenwood Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Glenwood Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20081112-0111983, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Glenwood Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081112-0111983, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Candace L. Reed and husband, Sean C. Kirk by Warranty deed from RKP, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20100727-0058817 Register's Office for Davidson County, Tennessee, dated July 23, 2010 and recorded on July 27, 2010.

Candace L. Reed and Candice L. Reed Kirk are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **967 Davidson Drive, Nashville, TN 37205.**

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 is 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 our hands this the 14th day of August, 2015.

Candice L. Reed Kirk

Candice L. Reed Kirk

Sean C. Kirk

Sean C. Kirk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Candice L. Reed Kirk and Sean C. Kirk,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of August, 2015.

My Commission expires: 1-9-16

Notary Public

JAMES R. AECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN