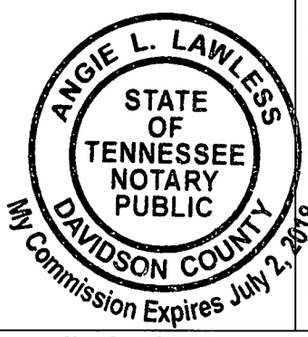
BILL GARRETT, Davidson County
Trans:T20150084783 DEEDWARR
Recvd: 10/05/15 15:54 2 pgs
Fees:13.00 Taxes:656.75
20151005-0101395

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $177,500.00. Affiant Subscribed and sworn to before me, this the 2nd day of October, 2015. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William F. Kirby Robin T. Kirby	New Owner	
1038 Todd Preis Drive		142-05-0C-024.00-CO
Nashville, TN 37221-2478		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER ROE, A SINGLE MAN AND SAMANTHA SYKES ROE, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM F. KIRBY AND ROBIN T. KIRBY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. V-404 together with the appurtenant interest in the common elements of Phase One, Section Four, River Plantation Condominium Apartments, a horizontal property regime, of record in Book 4860, Pages 107, 108, and 109, and established by Master Deed, of record in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626, and Instrument No. 20050602-0062760, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Roe and wife, Samantha Sykes Roe by Warranty deed from Cathy Lynn Brinkley and Stacie Le Ann Tyler, Successor Trustees of The Joyce Faye Buck Revocable Living Trust Agreement of record in Instrument No. 20091103-0101700 Register's Office for Davidson County, Tennessee, dated October 30, 2009 and recorded on November 03, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1038 Todd Preis Drive, Nashville, TN 37221-2478.

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(S), his/her/their heirs

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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of October, 2015.

Christopher Roe

Samantha Sykes Roe by Christopher Roe as attorney in fact.

Samantha Sykes Roe By Christopher Roe As Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Roe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 2nd day of October, 2015.

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2015, before me personally appeared Christopher Roe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Samantha Sykes Roe, as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Samantha Sykes Roe.

Witness my hand and seal this the 2nd day of October, 2015.

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Notary Public

My Commission Expires: