(1)

BILL GARRETT, Davidson County
Trans:T20150090790 DEEDWARR
Recvd: 10/26/15 10:38 2 pgs
Fees:13.00 Taxes:1665.00
20151026-0108426

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 108
HENDERSONVILLE, TN 37075

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00. C Buchanan
Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2015. Connie L. Jumbs
Notary Public

My commission expires: 2-4-2019
(AFFIX SEAL)

CONNIE L. JUMBS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steven Kirby **Kelly Kirby**	**owner**	**Map 104-02-0-G Parcel 002-00co**
159 W. Harper Rd.		
Portland, TN 37148		

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 ACKNOWLEDGED, WE,

Frederick S. Rudesheim, III and Shannon M. Rudesheim, husband and wife

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

Steven Kirby and wife, Kelly Kirby

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 in Parthenon Townhomes, a private Element Horizontal Property Regime located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Parthenon Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20041201-0142945, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Parthenon Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20041201-0142945, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as through copied herein for a more complete identification and description said Unit.

Being the same property conveyed to Frederick S. Rudesheim, III and Shannon M. Rudesheim, husband and wife, by Deed dated June 18, 2013 from Dwight L. Spradlin and wife, Natalie Spradlin, of record in Instrument No. 20130624-0064779, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out in Exhibit "B" to the Declarations of Covenants, Conditions and Restrictions in Instrument No. 20041201-0142945, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Parthenon Townhomes, of record in Instrument No. 20041201-0142945, Register's Office for Davidson County, Tennessee. (3) Charter of Parthenon Townhomes Owners' Association, Inc. of record in Instrument No. 20041201-0142946, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **3178 B Parthenon Avenue, Nashville, TN 37203**

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 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 my/our hand(s) this **22nd** day of **October, 2015.**

Frederick S. Rudesheim, III

Shannon Rudesheim

Shannon M. Rudesheim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Frederick S. Rudesheim, III and Shannon M. Rudesheim,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **22nd** day of **October, 2015.**

Notary Public

My Commission Expires: 7-3-17

