This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150103503 DEEDWARR
Recvd: 12/08/15 09:37 2 pgs
Fees:13.00 Taxes:543.90
20151208-0123326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $147,000.00.

Stephanie Bretl
Affiant

Subscribed and sworn before me this the 4th day of December, 2015.

Notary Public
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stephanie Bretl 2717 Smith Springs Road Nashville, TN 37217	new owner	136-09-0A-009.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RYAN K. KIRBY AND WIFE, BIANCA A. KIRBY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEPHANIE BRETL, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 68-A of Edge-O-Lake Estates, Section 20-A, a Condominium, a Horizontal Property Regime, located on Smith Springs Road, Nashville, TN, as shown on the Plan of Edge-O-Lake Estates, Condominium Apartments, of record in Book 5200, Page 183, as amended in Book 6359, Page 378, Register's Office for said County, and as described in a Master Deed of Spring View Townhomes of record in Book 6349, Page 428, as amended in Book 6407, Page 869, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan K. Kirby and wife, Bianca A. Kirby by Warranty deed from Timothy Surriga Piansay, unmarried of record in Instrument No. 20071130-0138815 Register's Office for Davidson County, Tennessee, dated November 26, 2007 and recorded on November 30, 2007.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2717 Smith Springs Road, Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 4th day of December, 2015.

Ryan K. Kirby by Bianca A. Kirby Attorney-in-Fact — Bianca A. Kirby

Ryan K. Kirby
By Bianca A. Kirby As Attorney In Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bianca A. Kirby, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of December, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

On this 4th day of December, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Bianca A Kirby with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ryan K Kirby, by Specific Power of Attorney dated November, 26, and who acknowledged that he executed the same as the free act and deed of Ryan K Kirby.

Witness my hand and official seal this 4th day of December, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY