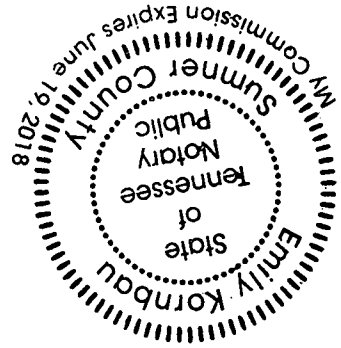


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of May, 2016.

Notary Public

My commission expires: 06-19-2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160040188 DEEDWARR
Recvd: 05/13/16 13:31 2 pgs
Fees:13.00 Taxes:703.00
20160513-0047956

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Patrick Stephen Napier	New owner	**051-10-0-009-00**
710 Freda Villa		
Madison, TN 37115-5117		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Donald L. Bodamer and wife, Carolyn Kennedy Bodamer

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Patrick Stephen Napier and Sarah Durden, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 37 on the Plan of Oakland Acres, Section IV, of record in Plat Book 2133, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Donald L. Bodamer and wife, Carolyn Kennedy Bodamer, by Warranty Deed dated May 18, 1967, from Juanita B. Howell and husband, William H. Howell, of record in Book 4133, page 971, Register's Office for Davidson County, Tennessee.

This is improved property known as 710 Freda Villa, Madison, TN 37115-5117.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of May, 2016.

Donald L. Bodamer
by Mark Christian Bodamer, Attorney in Fact

Donald L. Bodamer
by Mark Christian Bodamer,
Attorney in Fact

Carolyn Kennedy Bodamer
by Mark Christian Bodamer, Attorney in Fact

Carolyn Kennedy Bodamer
by Mark Christian Bodamer,
Attorney in Fact

See Power of Attorney of record as Instrument No. 20160513-0047955 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mark Christian Bodamer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Donald L. Bodamer and Carolyn Kennedy Bodamer and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Donald L. Bodamer and Carolyn Kennedy Bodamer.

Witness my hand and official seal this 6 day of May, 2016.

Mitchell A Watts
Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 8.21.17

SolomonParks File No. 316107