THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16057517** BILL GARRETT, Davidson County Trans:T20160046314 DEEDWARR Recvd: 06/02/16 08:49 4 pgs Fees:23.00 Taxes:1011.95 20160602-0055352	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $273,500.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2016. Notary Public My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018 KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kenney Vernon 1249 Campbell Road Goodlettsville, TN 37072-4109	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 033-00-0-233.00 033-00-0-250.00 033-00-0-049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine J. Birdwell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenney W. Vernon, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Tribble Subdivision, as of record in Plat Book 8250, Page 417, Register's Office for Davidson County, Tennessee, to which plat reference is made for a complete description thereof.

Being the same property conveyed by Quitclaim Deed from Joseph Birdwell to Katherine J. Birdwell, as recorded on the 18th day of July, 2000 in Instrument No. 200007180071060 and Warranty Deed from James Ronald Tribble and wife, Mary Tribble to Joseph Birdwell and wife, Katherine Birdwell, as recorded on the 29th day of September, 1998 in Deed Book 11131, Page 490, in the Register's Office of Davidson County, Tennessee.

Tract 2
Land in the Second District of Davidson County, Tennessee, described as follows:

Beginning at an iron rod on the Western margin of Old Dickerson Pike, said point being the Northeast corner of the property of Joseph Birdwell, as of record in Deed Book 7379, Page 839, Register's Office for Davidson County, Tennessee and being the Southeast corner of this tract; thence with the line of Joseph Birdwell, N. 83 deg. 00' 47" W. 1083.54 feet to an iron rod on the line of Tribble Subdivision as of record in Plat Book 8250, Page 417, Register's Office for Davidson County, Tennessee; thence with the line of Tribble Subdivision, N. 01 deg. 13' 19" West 254.03 feet to an iron rod on the Southern margin of Campbell Road; thence with the Southern margin of Campbell Road and a curve to the left, delta of 08 deg. 31' 25", radius of 2889.79 feet, length of 429.89 feet and a chord bearing of S. 83 deg. 07' 46" E. 429.50 feet; thence continuing with Southern margin of Campbell Road, S. 87 deg. 23' 28" E. 519.03 feet to an iron rod; thence leaving said Road margin with a new line, S. 02 deg. 56' 52" W. 196.24 feet to an iron rod; thence continuing with a new line, S. 83 deg. 00' 00" E. 186.50 feet to an iron rod on the Western margin of Old Dickerson Pike; thence with the Western margin of Old Dickerson Pike and a curve to the right, delta of 02 deg. 01' 03", radius of 2839.79 feet, length of 99.99 feet and a chord bearing of S. 22 deg. 58'

08" W. 99.99 feet to the point of beginning, containing 6.00 acres, more or less as surveyed March 15, 1996, by L. Steven Bridges, Jr., R.L.S. # 1740 of Land Surveying and Consulting, 116 North Country Club Drive, Hendersonville, Tennessee.

Being the same property conveyed by Quitclaim Deed from Joseph Birdwell to Katherine J. Birdwell, as recorded on the 18th day of July, 2000 in Instrument No. 200007180071058 and Warranty Deed from Hollis H. Malone and wife, Deborah C. Malone to Joe Birdwell, as recorded on the 2nd day of April, 1996 in Deed Book 9999, Page 129, in the Register's Office of Davidson County, Tennessee.

Tract 3:
Land in the 11th Councilmanic District of Davidson County, Tennessee, and being a portion of property conveyed to Deed Book 3252, Page 605, R.O.D.C.T., as shown on tax Map 33, Parcel 49 and being shown on a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated June 21, 1995, as follows:

Beginning at an iron pin (found) in the Southerly margin, 25.0 feet from the center line of Campbell Road, a corner to Lot 1, Tribble Subdivision, and being the most Northeast corner of the tract described herein; thence, leaving said road and with said Tribble Subdivision for the next five calls as follows: S 14 deg. 45' 17" W 136.37 feet to a metal post, a corner to a cemetery, thence, with said cemetery, S 15 deg. 54' 45" W 32.39 feet to a metal post; thence, continuing with said cemetery, N 77 deg. 25' 53" W 39.90 feet to a metal post; thence, N 84 deg. 36' 08" W 294.81 feet to an iron pin (found); thence S 03 deg. 39' 47" W 175.90 feet to an iron pin (found); the most Southwest corner of said Tribble Subdivision, and in the line of Joseph Birdwell (Deed Book 5694, Page 770); thence, with the line of said Birdwell, N 81 deg. 44' 39" W 696.49 feet to an iron pin (found), a corner to said Birdwell and in the line of James Bogle (Deed Book 6513, Page 150); thence, with the line of said Bogle, N 07 deg. 26' 18" E 331.17 feet to an iron pin (found) in the line of said Bogle, and a corner to Roy M. Maines (Deed Book 6662, Page 198); thence, with the line of said Maines, S 81 deg. 35' 11" E 259.14 feet to an iron pin (found); thence, continuing with said Maines, N 13 deg. 36' 28" E 158.75 feet to an iron pin set, a corner to said Maines in the Southerly margin, 25.0 feet from the center of said Campbell Road; thence, with said road, S 73 deg. 05' 43" E 112.31 feet to a point; thence, continuing with said road, S 71 deg. 38' 15" E 668.48 feet to the beginning, containing 8.01 acres more or less.

Being the same property conveyed by Quitclaim Deed from Joseph Birdwell to Katherine J. Birdwell as recorded on the 18th day of July, 2000 in Instrument No. 200007180071057 and Warranty Deed from Clifton Tribble, Jr., James Ronald Tribble, Mary Jane Hollis, and Joyce Ann Sanford, being all the heirs at law of the Estate of Howell C. Tribble to Joseph Birdwell as recorded on the 18th day of September, 1995 in Deed Book 9797, Page 316, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRIBBLE SUBDIVISION, as recorded in Plat Book 8250, Page(s) 417.

This is improved property located at 1249 and 0 Campbell Road, 0 Campbell Road Goodlettsville TN 37072-4109.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2016.

Katherine J Birdwell by Joel Stanley Birdwell, attorney-in-fact
Katherine J. Birdwell
By: Joel Stanley Birdwell, attorney-in-fact
POA of record in Instrument No. 20160413-0035483

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joel Stanley Birdwell,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Katherine J. Birdwell,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of May, 2016.

A. V. A
See Notary 5/27/16
Attachment
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On May 27th 2016 before me, Alejandro Valdivia Avendano, Notary public
(insert name and title of the officer)

personally appeared Joel Stanley Birdwell,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALEJANDRO VALDIVIA AVENDANO
Commission # 2057127
Notary Public - California
San Francisco County
My Comm. Expires Feb 7, 2018

Signature _____ (Seal)