Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $286,700.00

Affiant

Subscribed and sworn to before me, this 17 day of June 2016.

Notary Public
My commission expires: 6-19-18

BILL GARRETT, Davidson County
Trans:T20160052982 DEEDWARR
Recvd: 06/22/16 09:39 2 pgs
Fees:13.00 Taxes:1060.79
20160622-0063424

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Chibuzor Camille Iwelu 217 Burns Ave Nashville TN 37203	New Owner	104020M21700CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged James M. Kynes and Ansley D. Kynes hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Chibuzor Camille Iwelu, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. B together with the appurtenant interest in the common elements of Burns Station Condominiums a horizontal property regime established by Master Deed and By-Laws of record in Book 7292 Page 607 Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot 108 on the Plan of West Park of record in Plat Book 421 Page 82 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine B Dreadin, Ansley D Kynes, and James M Kynes by deed from Michael J. Karnes of record in Instrument No. 200807100071019 Register's Office for Davidson County, Tennessee. Katherine B. Dreadin conveyed her interest to James M. Kynes and Ansley D. Kynes by deed of record in Instrument No. 201106280049378 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of West Park of record in Plat Book 421 Page 82 Register's Office for Davidson County, Tennessee. 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 198707097292607, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the

Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Burns Station Condominiums 4) Charter for Burns Station Condominiums Homeowners Assn of record in Instrument No 198707237304756

This property is improved property known as 217 Burns Ave, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 17 day of June, 2016.

James M. Kynes By [signature] His Attorney in Fact
James M. Kynes, by Troy Stackhouse
His Attorney-in-fact

Ansley D. Kynes By [signature] Her Attorney in Fact
Ansley D. Kynes, by Troy Stackhouse
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of June, 2016 before me personally appeared Troy Stackhouse to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James M. Kynes and Ansley D. Kynes acknowledged that such person executed the same as the free act and deed of James M. Kynes and Ansley D. Kynes.

[signature]
Notary Public

My Commission expires 2/25/19
FILE NO: 09486

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY