Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $214,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of July, 2016.

Notary Public
My commission expires: 10/23/19

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

03-1606-38565

Address of New Owner:	Send Tax Bills to:	Tax Information:
Matthew Jackson & Steven Jackson 1038 Todd Preis Drive Nashville TN 37221	Same as Owner	142-05-0-C-024.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William F. Kirby and Robin T. Kirby, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew Jackson, an unmarried man, and Steven Jackson, a married man, as tenants in common**, hereinafter called the Grantees, their successors 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 No. V-404, together with Carport designated No. V-404-C, on the Plan of Phase One, Section Four, River Plantation Condominium Apartments, of record in Book 4860, Pages 107, 108, and 109 , Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime as established by the Master Deed of record in Book 4892, Page 440; Book 4956, Page 756; amended in Instrument No. 20050128-0010626; and Instrument No. 20050602-0062760, said Register's office.

Being the same property conveyed to Christopher Roe and wife, Samantha Sykes Roe by Warranty Deed from Cathy Lynn Brinkley and Stacie Le Ann Tyler, Successor Trustees of The Joyce Faye Buck Revocable Living Trust Agreement, dated October 30, 2009, recorded November 3, 2009, of record in Instrument No. 20091103-0101700, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William F. Kirby and Robin T. Kirby, husband and wife by deed from Christopher Roe, a single man and Samantha Sykes Roe, a single woman, dated October 2, 2015, recorded October 5, 2015, of record in Instrument No. 20151005-0101395, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1038 Todd Preis Drive, Nashville, TN 37221.

BILL GARRETT, Davidson County
Trans:T20160062509 DEEDWARR
Recvd: 07/20/16 14:36 2 pgs
Fees:13.00 Taxes:791.80
20160720-0074844

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 14th day of July, 2016.

William F. Kirby

Robin T. Kirby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William F. Kirby and Robin T. 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 in Nashville, TN, this 14th day of July, 2016.

State of Tennessee at Large

My Commission expires: 9/26/2018

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.