Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1152

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of August, 2016

Notary Public
Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/03/16 09:39 2 pgs
Fees:13.00 Taxes:547.60
20160803-0080042

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kizzy Young 3001 Penn Meade Way Nashville, TN 37214	Owner at Property	052130B12600CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ronald K. Reddout and Olga V. Reddout, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kizzy Young, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, more particularly described as follows:

Being Lot No. 164 on the Condominium Site Plan of River Glen, Phase IV, Section 2, A Planned Unit Development of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald K. Reddout and Olga V. Reddout, husband and wife, by Quitclaim Deed from Ronald K. Reddout, a married man, on 09/23/2003 and recorded 10/01/2003 in Instrument Number 20031201-0172452, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3001 Penn Meade Way, Nashville, TN 37214.

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 and assigns forever; and we so covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of July, 2016.

Ronald K. Reddout by Erin Holloway as his attorney in fact

Ronald K. Reddout

Olga V. Reddout by Erin Holloway as her attorney in fact

Olga V. Reddout

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Erin Holloway,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Ronald K. Reddout and Olga V. Reddout** and acknowledged that she executed the same as the free act and deed of the said **Ronald K. Reddot and Olga V. Reddout.,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20160803-0080040 and Instrument No. 20160803-0080041, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 29th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 12/17/16

ANGIE VALENTINI-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Seal)

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019