STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 10/06/16 08:57 3 pgs
Fees:18.00 Taxes:974.95
20161006-0105614

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2016.

Notary Public
MY COMMISSION EXPIRES: 04/06/2020
File No. G16-6281D

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erin N. Kaminski (NAME)	Pinnacle Bank (NAME)	118-1-B-7 CO
856 Kirkwood Avenue #A (STREET ADDRESS)	150 3rd Ave S., Ste. 900 (STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Caroline M. Crow Pullen, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin N. Kaminski, a single 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, being Unit No. 4 A, KIRKWOOD GLEN, described in Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20050923-0114370, amended in Instrument No. 20051014-0124168 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Caroline M. Crow from Jeanne K. Camp and husband Mark Camp, by Warranty Deed dated June 26, 2013, as Instrument No. 20130702-0068356, in the Register's Office for Davidson County, Tennessee. The said Caroline M. Crow has since married and is now known as Caroline M. Crow Pullen.
Travis M. Pullen joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 3164, page 219, and in any allied instrument(s) referred to in said restrictions.
2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. 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 Kirkwood Glen and recorded in Instrument # 20050923-0114369, Instrument # 20051084-0119321, Instrument #

20050923-0114370, Instrument # 20051014-0124168, Instrument # 20110316-0020783, Instrument # 2011070-10050785, Register's Office for Davidson County, Tennessee.

3. Subject to prior plat recorded in Book 2854, page 143, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Instrument # 20050929-0117148, Register's Office for Davidson County, Tennessee.
5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 856 Kirkwood Avenue #A, Nashville, TN 37204.

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 do 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. Whenever 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/our hand(s) this 4th day of October, 2016.

Caroline M. Crow Pullen — October 04, 2016 (Date)

Travis M. Pullen — October 04, 2016 (Date)

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Caroline M. Crow Pullen and Travis M. Pullen, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of October, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSES — STATE OF TENNESSEE NOTARY PUBLIC — WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Seth Dearinger, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Hillary A. Pate, a notary public for this county and state, Seth Dearinger, 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: 04/06/2020

{Notary' Seal}

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020