(2)

BILL GARRETT, Davidson County
Trans:T20160094956 DEEDWARR
Recvd: 10/27/16 09:24 2 pgs
Fees:13.00 Taxes:1813.00
20161027-0113564

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of October, 2016, by and between Michael Kimbrell, unmarried, party of the first part, and Russell L Holman III and Laura Ann Holman, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 134, TOGETHER WITH THE ALLOCATED PARKING SPACE AND THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE LOFTS AT WERTHAN MILLS, A HORIZONTAL PROPERTY REGIME AS ESTABLISHED BY MASTER DEED FOR THE LOFTS AT WERTHAN MILLS CONDOMINIUMS OF RECORD IN INSTRUMENT #20031023-0157113, AS AMENDED IN INSTRUMENT #20040521-0059936, INSTRUMENT #20040712-0082926, INSTRUMENT #20050202-0012489, INSTRUMENT #20051230-0156950 AND INSTRUMENT #20060901-0108138, RODCT; SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED TO SAID MASTER DEED AS AN EXHIBIT, ALL TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being all or part of the same property conveyed to Michael Kimbrell by virtue of that certain Warranty Deed dated May 28, 2009, and being of record at Instrument No. 20090603-0051525 in the Register's Office of Davidson County, Tennessee.

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; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No. 20031023-0157113, 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138, 20041228-0152779, 20050128-0010691, Book 9183, Page 130, Book 11625, Page 280, Book 175, Page 137, ook 1291, Page 593, and Book 4718, Page 619 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael Kimbrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael Kimbrell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of October, 2016.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Russell L Holman III and Laura Ann Holman

Tax Parcel No 081120B13400CO

Property Address: 1400 Rosa Parks Blvd
Apt 134
Nashville, TN 37207

MAIL TAX BILLS TO: CMG Mortgage, Inc
3160 Crow Canyon Road, Ste. 400
San Ramon, CA 94583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $490,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lynn J Balcork
AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of October, 2016.

Georgette R Kennedy
Notary Public

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY