WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $959,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 01-26-2020
(AFFIX SEAL)

~~PREPARED BY:~~ ~~RETURN TO:~~
~~BANKERS TITLE & ESCROW CORP.~~
~~3310 WEST END AVE.~~
~~NASHVILLE, TN 37203~~

JAMES A. MACINTYRE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

J-KW-16-3921-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Derrick Kirkwood and Joanna Kirkwood	New Owner	
(NAME)	BILL GARRETT, Davidson County	118-13-3A-001.00-CO
3921 Albert Drive	Trans: T20170003548 DEEDWARR Recvd: 01/13/17 08:50 2 pgs Fees: 13.00 Taxes: 3551.63	
(ADDRESS)	20170113-0004017	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DERRICK KIRKWOOD AND JOANNA KIRKWOOD ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A 3921 Albert Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3921 Albert Cottages, a Horizontal Property Regime with Private Element, of record as Instrument No. 20151007-0102155, Register's Of?ce for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions .and regulations imposed upon and relating to the units, property, co-owners and tenants of 3921 Albert Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat ?led as Exhibit "B" to said Declaration appearing in Instrument No. 20151007-0102155, and Bylaws appended thereto as Exhibit "C", said Register's Of?ce, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identi?cation and description of said Unit.

Quitclaim Deed from Nancy E. Miller, a widow, also known as Nancy M. Miller to Nancy M. Miller, a widow, an undivided two-thirds (2/3) interest and unto Frederick M. Miller, a single man, an undivided one-third (1/3) interest, as tenants in common as recorded on the 25th day of August, 2008 in Instrument No. 20080825-0086902 and see also Order Admitting Will to Probate as recorded on the 10th day of August, 2015 in Instrument No. 20150810-0079888, in the Register's Office of Davidson County, Tennessee. Nancy Elizabeth Miller has since died on September 15, 2013. Frederick Montgomery Miller, Martha Lee Miller Mason and Paul Denison Miller are the devisee under the Will of Nancy Elizabeth Miller probated under Docket No. 15P1230, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being a portion of the same property conveyed to The Kendrick Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Martha Lee Miller Mason, married, Frederick Montgomery Miller, unmarried, and Paul Dennison Miller, married of record in Instrument No. 20151007-0102154 Register's Office for Davidson County, Tennessee, dated October 05, 2015 and recorded on October 07, 2015.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 61, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20111227-0100416, Book 2196, Page 106 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151007-0102155, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent

that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Easement of record in Book 2202, Page 599, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3921 Albert Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 12th DAY OF JANUARY, 2017.

The Kendrick Group, LLC, a Tennessee Limited Liability Company

BY: _____
Phillip W. Kendrick, Authorized Agent

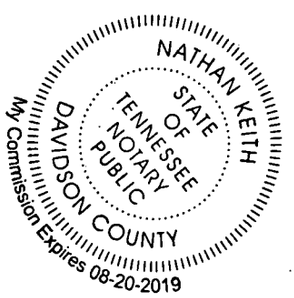
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip W. Kendrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Agent of The Kendrick Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of January, 2017.

_____
Notary Public

My Commission Expires: 8/20/19



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212