WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $68,000.00.

Affiant

Subscribed and sworn to me on 05/19/17.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kyle Campbell Amanda Rhein 4000 ANDERSON ROAD #82 Nashville, TN 37217	NEW OWNER	136030A08200CO

Davidson County DEEDWARR
Recvd: 05/22/17 09:30 3 pgs
Fees:18.00 Taxes:251.60
20170522-0050319

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Juanita Marie Birdsong, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kyle Campbell and Amanda Rhein, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. #82, Building No. 9, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, Page 79, and revised in Book 4460, Page 88, Register's Office for said County, to which plat reference is hereby made.

Being the same property conveyed to Juanita Marie Pedigo, unmarried by Warranty Deed from Patricia A. King, recorded on the 26th day of May, 2000 in Instrument No. 200005260052825, in the Register's Office of Davidson County, Tennessee. The said Juanita Marie Pedigo is now known as Juanita Marie Birdsong, having since married David Ray Birdsong.

The undersigned, David Ray Birdsong, spouse of Juanita Marie Birdsong, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

This instrument is executed on behalf of David Ray Birdsong by Juanita Marie Birdsong as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20170522-0050318, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4000 ANDERSON ROAD #82, Nashville, Tennessee 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and

forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 05/19/17.

Juanita Marie Birdsong

David Ray Birdsong
By: Juanita Marie Birdsong, as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/19/17, before me personally appeared Juanita Marie Birdsong, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 05/19/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of May, 2017, before me personally appeared Juanita Marie Birdsong, the person who executed the foregoing instrument on behalf of David Ray Birdsong, who acknowledged that she executed the same as the free act and deed of the said David Ray Birdsong, through Power of Attorney granted Juanita Marie Birdsong by David Ray Birdsong.

Witness my hand and official seal on 05/19/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017