This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1689

Bill Garrett Davidson County
Batch# 77202 DEEDWARR
04/09/2018 09:32:11 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20180409-0032994

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-1689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2018

Notary Public
My Commission Expires: 11-3-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Lake Kirby and Kassidy A. Kirby 1350 Rosa L. Parks Blvd #239 Nashville, TN 37208	New owner	081-12-0T-239.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Brian Heimerdinger, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Lake Kirby and Kassidy A. Kirby, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment located in Davidson County, Tennessee, being Unit No. 239, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by the Master Deed for Werthan Lofts IV & V Condominiums, of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036, and further amended in Instrument No. 20080211-0013846, corrected in Instrument No. 20090421-0036270, and further, amended in Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20130222-0018099, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, and in Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Werthan Lofts Phase IV & V Condominiums, appearing as Exhibit to said Master Deed, for a more complete and detailed description of said Unit.

Being the same property conveyed to Matthew M. Kumar, a single man and Bojana Zivak, a single woman, as tenants in common with right of survivorship by Warranty Deed from Werthan V. Lofts, LLC, dated December 30, 2014, recorded January 5, 2014, of record in Instrument No. 20150105-0000654, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Werthan V. Lofts, LLC, a Tennessee limited liability company by Special Warranty Deed from 2120 Restoration, GP, a Tennessee general partnership, dated January 17, 2014, recorded January 17, 2014, of record in Instrument No. 20140117-0004997, said Register's Office.

Being the same property conveyed to Brian Heimerdinger, an unmarried man by Warranty Deed from Matthew M. Kumar, a single man and Bojana Zivak, a single woman, as tenants in common with right of survivorship, recorded on the 9th day of September, 2016 in Instrument No. 20160909-0095036, in the Register's Office of Davidson County, Tennessee.

This Instrument executed on behalf of Brian Heimerdinger, dated March 26, 2018 ("Principal") by Christopher M. Corriveau pursuant to the Power of Attorney of record in Instrument Number _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **1350 Rosa L. Parks Boulevard, #239, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2018.

GRANTOR:

Brian Heimerdinger by [illegible], attorney-in-fact

Brian Heimerdinger By Christopher M. Corriveau, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Christopher M. Corriveau** the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Brian Heimerdinger** ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 30th day of March, 2018.

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

[signature]
Notary Public
My Commission expires: 11-3-20

EXHIBIT "A"
TO Warranty Deed
From: Brian Heimerdinger
To: Robert Lake Kirby and Kassidy A. Kirby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 30th day of March, 2018.

Notary Public
My Commission Expires: 11-3-20