Bill Garrett Davidson County
Batch# 133417 DEEDWARR
08/27/2018 09:21:36 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20180827-0084437

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18070041

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24 DAY OF August, 2018.

NOTARY PUBLIC

My Commission expires:

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

Address of New Owner
Albert Altro and Karen A. Altro
25 Orion Way
Trabuco Canyon, CA 92679

Send Tax Bills To:
Same

Tax Information:
105-01-0B-402.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mary Birdsong, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Albert Altro and Karen A. Altro, husband and wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 402, together with Parking Space No. P-9, together with the appurtenant interest in the common elements of Ten Ten on the Row, a horizontal property regime established by Master Deed of record in Instrument No. 20071023-0125441, amended in Instrument No. 20090224-0015964 and Instrument No. 20090507-0041965 and Instrument No. 20090929-0090277 (Scrivener's Affidavit of record in Instrument No. 20141009-0093659), and Instrument No. 20120905-0080264, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Kevin M. Birdsong and Mary Birdsong, husband and wife, by Warranty Deed from James S. Wombold and wife, Tammy Wombold, dated 06/22/2015 and recorded on 06/26/2015 in Instrument No. 20150626-0061524, Register's Office for Davidson County, Tennessee. The said Kevin M. Birdsong having since died on or about August 14, 2017 in Wayne County, Michigan, leaving Mary Birdsong as the surviving tenant by entirety.

This is property generally located:
1010 16th Avenue South, Unit 402, Nashville, TN 37212

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Master Deed for the Ten on the Row of record in Instrument No. 20071023-0125441, amended in Instrument No. 20090224-0015964, Instrument No.

20090507-0041965, Instrument No. 20090929-0090277 (Scrivener's Affidavit of record in Instrument No. 20141009-0093659), and Instrument No. 20120905-0080264, said Register's Office.

3. Matters shown on the Plan of record in Plat Book 57, page 31, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20051230-0156628, said Register's Office.
5. Storm Water Detention Agreement of record in Instrument No. 20051230-0156625, said Register's Office.
6. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090710-0064678, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Mary Birdsong** has/have caused this instrument to be executed, this the 21 day of August, 2018.

Mary Birdsong

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Mary Birdsong,** 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.

This the 21 day of August, 2018.

My commission Expires: 8-25-18

NOTARY PUBLIC

CHEATHAM COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DANA L. AUSTIN