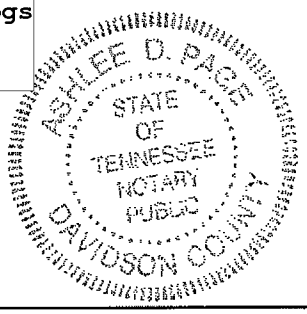
Karen Johnson Davidson County
Batch# 505298 DEEDWARR
10/30/2020 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $647.13
20201030-0126948



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $174,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of October, 2020.

NOTARY PUBLIC

My commission expires: 11/08/2022

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kimberly Scales (NAME)	New owner @ property (NAME)	136 3 A 76.00
4000 Anderson Rd. #76 (ADDRESS)	address (ADDRESS)	
Nashville, TN 37217		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Steve Rainey,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kimberly Scales**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A Certain condominium apartment in Nashville, Davidson County, Tennessee, described as follows, towit: Townhouse Number 76, Building Number 10, in a Horizontal Property Regime which is located on the Plat of Priest Lake Condominium Townhouses, Phase 1, which is of record in Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee, to which reference in here made.

Being the same property conveyed to Steve Rainey by deed from K&B Property Investors, LLC, of record in Instrument Number 20190605-0053768, said Register's Office.

This property is __unimproved _X_improved property known as: 4000 Anderson Rd. #76, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 13th day of October, 2020.

Steve Rainey by R. Brian Oldham his attorney in fact

Steve Rainey by R. Brian Oldham
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared R. Brian Oldham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Steve Rainey and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 202010300126947, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 13th day of October, 2020.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

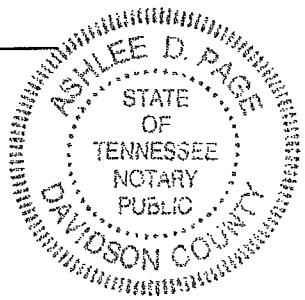
Certificate of Authenticity

I, Emily Reed, 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 is a true and correct copy of the original document executed and authenticated according to the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature



My Commission Expires: 11/08/2022