BOOK 11635 PAGE 645

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

David R. Birdsong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 1999.

Notary Public

MY COMMISSION EXPIRES: 11/25/00

My Commission Expires NOV (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Birdsong	SunTrust Bank, Nashville, N.A.	148-10-149
(NAME)	(NAME)	
130 Anton Drive	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37230	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE REGENCY GROUP, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID R. BIRDSONG AND WIFE, KATHERINE F. BIRDSONG ,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A 0791 08/26 0101 03CHECK 503.40

unimproved ☐

This is improved ☒ property, known as 130 Anton Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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. 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 our hands this 20th day of August, 1999.

The Regency Group, LLC
By: Donna J. Phillips, Secretary

0628693

IDENTIF. & REFERENCE

MAIL ENV.

99 AUG 26 AM 10:02

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared DONNA J. PHILLIPS, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the SECRETARY, of the The Regency Group, LLC, the within-named bargain, and limited liability company, and that they as SECRETARY, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said DONNA J. PHILLIPS as SECRETARY.

Witness my hand and official seal at Hermitage, Tennessee this 20th day of August, 1999

Commission expires:

Notary Public

DANA SUMMARELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 7 on the Final Subdivision Plat of Anton Place of record in Book 9700, page 376, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Regency Group, LLC by deed from Mary Anton of record in Book 9799, page 159, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0628693

IDENTIF. & REFERENCE

99 AUG 26 AM 10:02

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	132000.00
CON TX	488.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	503.40
CHECK	503.40

08/26/99 01 10:02 0001 0791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508876