40-A

WARRANTY DEED

CATHERINE C. HERSHEY
Notary Public At Large
DAVIDSON COUNTY TENN

My Commission Expires January 29, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,718.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/25/01 16:00 2pgs
Fees:11.00 Taxes:627.96

20010525-0054882

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adolpho A. Birch Jr.	Suntrust Bank	MAP 135-11-C
(NAME) 408 Longhunter Court	(NAME) 201 Fourth Avenue North/ 7th Floor	PARCEL 37
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville Tennessee 37219	
(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, **Westminster Homes of Tennessee, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adolpho A. Birch Jr., A Single Person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 37 on the Plan of a Horizontal Property Regime, Private Element Plat, Phase One, Nashboro Village – Tract 18, as of record in Plat Book 9700, Page 968 an amended in Plat Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Westminster Homes of Tennessee, Inc. by Warranty Deed from WDN Properties, Ltd. , a Texas limited partnership of record in Instrument No. 199912070300495 and rerecorded in Instrument No. 200001060001788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of –way for public utilities.

unimproved ☐

This is improved ☒ property, known as 408 Longhunter Court, Nashville, TN 37217

(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 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. 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 25th day of May, 2001.

Westminster Homes of Tennessee, Inc.

By: _____
Carla Harris, Assistant Secretary

Attest:

STATE OF Tennessee
COUNTY OF Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carla Harris, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Secretary of Westminster Homes of Tennessee, Inc., the within named bargainer, a corporation, and that, she as such Assistant Secretary, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such Assistant Secretary.

Witness my hand and official seal this 25th day of May, 2001.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY
My Commission Expires May 8, 2004

File Number2104485
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027