Davidson County DEEDWARR
Recvd: 10/02/02 16:15 2pgs
Fees:13.00 Taxes:690.05

20021002-0120414

[redacted]:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41284**

FILE BOX 19B
02-9-52-D

WARRANTY DEED

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$186,500.00.**

Richard F. Bryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 30 **DAY OF SEPTEMBER, 2002.**

Alan L Saturn
Notary Public

MY COMMISSION EXPIRES: 9/29/2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
STEPHANIE G. GLADHART **944 Windrowe Drive** **Nashville, Tennessee 37205**	GMAC MORTGAGE CORP. 100 WITMER ROAD HORSHAM, PA 19044	**115-6-12**

FOR AND IN 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 **I, HANNAH G. BIRD, TRUSTEE OF THE BIRD JOINT REVOCABLE LIVING TRUST**
H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE G. GLADHART and VICTOR G. CAREAGA, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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. 140 on the Plan of West Meade Estates, Section 3, as of record in Book 3106, Page 75, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to B. Robert Bird and wife, Hannah G. Bird, Trustees of the Bird Joint Revocable Living Trust Agreement U/A/D July 12, 2001, by Quitclaim Deed from Bynoth Robert Bird, and Hannah G. Bird, Individually, of record in Instrument Number 20010830-0094467, Register's Office for Davidson County, Tennessee and being the same property conveyed to Bynoth Robert Bird and wife, Hannah G. Bird by Warranty Deed from J. B. Downey & Sons, Inc., a Tennessee Corporation, of record in Book 3402, Page 303, Register's Office for Davidson County, Tennessee. The said B. Robert Bird having since died.

Restrictive Covenants of record in Book 3399, page 272, as amended in Book 3462, page 281, and in Book 4503, page 111, said Register's Office.

This is improved (X) property, known as **944 Windrowe Drive, Nashville, Tennessee 37205**

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 MY HAND THIS 30th **DAY OF SEPTEMBER, 2002**

Hannah G. Bird Trustee of the Bird Joint Revocable Living Trust
HANNAH G. BIRD, TRUSTEE OF THE BIRD JOINT REVOCABLE LIVING TRUST

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HANNAH G. BIRD, TRUSTEE OF THE BIRD JOINT REVOCABLE LIVING TRUST, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the _____day of September , 2002.

Alan L Saturn

NOTARY PUBLIC

My Commission Expires: 7/24/2006

