WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Melissa Carpenter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

MaryAnna Gould
Notary Public

MY COMMISSION EXPIRES: 2/25/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teshia Rodgers	Teshia Rodgers	05213007300
(NAME)	(NAME)	
2165 Wooddale Lane	2165 Wooddale Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, Birchcrest Properties I, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teshia Rodgers, married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Woodale Grove Annex Subdivision ~~of Part of J. H. Gothards Lands~~, of record in Plat Book 547, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BIRCHCREST PROPERTIES, LLC, A MICHIGAN LIMITED LIABILITY COMPANY by deed from HAMILL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record as Instrument No. 200610040123521, dated September 22, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2007 County Property taxes, a lien, but not yet due and payable; all matters appearing on the map entitled Woodale Grove Annex Subdivision of Part of J.H. Gothards Lands, of record in Plat Book 547, pages 109 and 110, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2165 Wooddale Lane, Nashville, TN 37214

(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 my hand this.

Birchcrest Properties I, LLC

By: Dale Hamill
Dale Hamill

Denise Hamill
Denise Hamill

Davidson County DEEDWARR
Recvd: 08/16/07 13:47 2 pgs
Fees:13.00 Taxes:684.50

20070816-0098077

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Dale Hamill and Denise Hamill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members of Birchcrest Properties I, LLC, a Michigan limited liability company, the within named bargainor, and that they as such members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Birchcrest Properties I, LLC by themselves as members.

Witness my hand and official seal at 12:10 PM, this 2nd day of August 2007.

Lisa M. Lapciuk
Notary Public

My Commission Expires:

11-4-2012

LISA M. LAPCIUK
Notary Public, State of Michigan
County of Kent
My Commission Expires Nov. 4, 2012
Acting in the County of Kent