File No. 281100266

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/08 10:10 2 pgs
Fees:13.00 Taxes:425.50

20081126-0115753

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ADAM F. KNOX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Tracy M. Mason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy M. Mason	~~Tracy M. Mason~~	052-08-0-163.00
(NAME)	(NAME)	
1537 Meadow Bend Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Robert W. Birkhead and wife, Kathy J. Birkhead**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Tracy M. Mason, an unmarried woman**, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and without the corporate limits of any municipality, being Lot No. 10, Section Three Meadow Bend, as of record in Plat Book 6250, page 532, 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 Robert W. Birkhead and wife, Kathy J. Birkhead by Warranty Deed from E. Ray West and wife, Sherry L. West of record in Book 7877, Page 528 on June 27, 1989 and filed for record on June 29, 1989, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 6250, Page 532, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1537 Meadow Bend Drive, Madison, TN 37115
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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/our hands this 21st day of November, 2008.

Robert W. Birkhead by Kathy J. Birkhead ATTY in Fact

Robert W. Birkhead

Kathy J. Birkhead

Kathy J. Birkhead

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kathy J. Birkhead, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand at office this 21st day of November, 2008.

Commission expires: 10/10/09

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy J. Birkhead. with whom I am personally acquainted and who proved herself to be the attorney-in-fact for Robert W. Birkhead and who, being authorized to do so, further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact for Robert W. Birkhead.

Witness my hand at office this 21st day of November, 2008.

Commission expires: 10/10/09

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212