Davidson County DEEDWARR
Recvd: 03/06/09 11:07 2 pgs
Fees:13.00 Taxes:1812.63

20090306-0020201

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 489,900.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2009

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAGHTE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Victoria A. Regens	Access National Mortgage	Parcel ID:
771 Saussy Court	2000 Glen Echo Rd., Ste. 211	115090A02300CO
Nashville, TN 37205	Nashville, TN 37215	

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, we

William D. Birdsley and wife, Suzanne T. Csorna

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Victoria A. Regens and husband, Bradley Regens

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. 23, on the Plan of the Woods of West Meade, a Planned Unit Development, of record in Instrument 20031027-0157620, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William D. Birdsley and Suzanne T. Csorna by deed from Drees Premier Homes, Inc., of record in Instrument 20070820-0099081, dated August 17, 2007, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20030924-0141426, Register's Office for said County.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20031027-0157620; and (3) Overhead Line Easement in Book 6230, Page 156 and Book 6623, Page 646; Easement to TN Electric Power Co. of record in Book 787, Page 3; Easement to NES of record in Book 3251, Page 591 and Book 4558, Page 802; and Access Easement of record in Instrument 2000002250018499, said Register's Office.

Power of Attorney of record in Instrument 20090304-0020200, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 771 Saussy Court, Nashville, TN 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 our hands this 27th day of February, 2009.

William D Birdsley by: Suzanne T Csorna
William D. Birdsley

Suzanne T Csorna Attorney in fact
Suzanne T. Csorna

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne T. Csorna, 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 and official seal at Brentwood, Tennessee, this 27th day of February, 2009.

My Commission Expires: 11/7/10

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne T. Csorna, 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 on behalf of William D. Birdsley as his/her/their Attorney in Fact as the free act and deed of the within named William D. Birdsley.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of February, 2009.

My Commission Expires: 11/7/10

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.