File No. 290400905

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$144,000.00~~ 146,000 —

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 20~~11. 7-24-10
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20090031351 DEEDWARR
Recvd: 05/12/09 10:54 2 pgs
Fees:13.00 Taxes:540.20
20090512-0043568

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy M. Birdsong	New Owner	Map 096-11-0
(NAME)	(NAME)	Parcel 045.00
607 Gailwood Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nashville Stationary Co., Inc., a Tennessee Corporation**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Billy M. Birdsong,** hereinafter called the grantee, his 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, being Lot No. 593, Cloverhill, Section No. VIII, as shown on plat of record in Plat Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Nashville Stationery Co., Inc. by Quitclaim Deed from Betty J. Peppers of record in Book 11054, Page 716, dated July 1, 1998 and filed for record on August 6, 1998, Register's Office for Davidson County, Tennessee.

This property is subject to: Davidson County Taxes for the year 2009 and subsequent years; Subject to a TVA Easement of record in Book 1136, Page 631, Register's Office for Davidson County, Tennessee; Subject to a TVA Easement of record in Book 1334, Page 436, Register's Office for Davidson County, Tennessee; All matters as set forth per Plat Book 2331, Pages 10 and 11, 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 607 Gailwood 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and or our assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 30 day of April, 2009.

Nashville Stationery Company, Inc.

Rickey Wilson Vice President

Rickey Peppers, Vice President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Rickey Peppers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Nashville Stationery Company, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he as such Vice President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand at office this 30 day of April, 2009.

Commission expires: September 17, 2011

Julia A. Hirt

Julia A Hirt Notary Public

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (seal)

File Number: 290400905

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

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