BILL GARRETT, Davidson County
Trans:T20120005426 DEEDWARR
Recvd: 01/24/12 08:55 2 pgs
Fees:13.00 Taxes:444.00
20120124-0006446

Retrn to: Belle Meade Title & Escrow, Company.
Box # 26B

#14100

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Suzanne Vives	(NEW OWNER)	Map 116-03B
2899 Waterleaf Drive		Parcel 106.00
Germantown, TN 38138-7352		

This instrument prepared by: Belle Meade Title & Escrow Company, 109 Kenner Avenue, Ste 201, Nashville, TN 37205. This instrument was prepared from information supplied by the parties.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Hannah G. Bird, Trustee U/A/D July 12, 2001 of the Bird Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Suzanne Vives, a married person (The "Grantee"),** its successors and/or assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 on the Plan of Royal Oaks Apartments, Condominium Apartments of record in Book 5200, page 45, Register's Office for said county, to which plan of record is incorporated herein and made a part hereof by reference.

Being the same property conveyed to Hannah G. Bird, Trustee and any Successor Trustees thereto, U/A/D July 12, 2001 and any amendments thereto by Quitclaim Deed from Hannah G. Bird, Individually of record in Instrument Number 20030312-00332614, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. **2012 Taxes, a lien not yet due and payable.**
2. **Restrictions , dedications, conditions, reservations, easements and other matters shown on the plat of Royal Oaks condominium Apartments, as recorded in Plat book 5200, page 45, said Register's Office for Davidson County, Tennessee.**
3. **Charter of 4505 Harding Road Homeowner's Association recorded in Book 5282, page 501, said Register's Office for Davidson County, Tennessee.**
4. **Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 4835, page 964, said Register's Office for Davidson County, Tennessee.**
5. **Easement and other rights contained in deed recorded in Book 5144, page 244, Book 4744, page 370 and modified by agreement in Book 4978, page 524 and easement reservation contained in Book 3165, page 607, said Register's Office for Davidson County, Tennessee.**

This is improved property commonly known as **4505 Harding Pike, #106, Nashville, TN 37205.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Affiant

ROBERT JOHN NOTES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 23rd day of January, 2012

Notary public

My commission expires:

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23th day of January, 2012.

Hannah G. Bird, Trustee U/A/D July 12, 2001 of the Bird Revocable Living Trust Agreement

BY: Hannah G. Bird
Hannah G. Bird, Trustee

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hannah G. Bird, Trustee of the Hannah G. Bird, Trustee U/A/D July 12, 2001 of the Bird Revocable Living Trust Agreement, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument as Trustee for the Hannah G. Bird, Trustee U/A/D July 12, 2001 of the Bird Revocable Living Trust Agreement.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of January, 2012.

Notary Public

My commission expires: _____

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013