BILL GARRETT, Davidson County
Trans:T20120076297 DEEDWARR
Recvd: 10/08/12 14:42 2 pgs
Fees:13.00 Taxes:1036.00
20121008-0092072

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
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Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $280,00.00.

Affiant

Subscribed and sworn to before me, this 4 day of October, 2012.

Notary Public
My commission expires: 07/08/13

Address of New Owner:	Send Tax Bills to:	Tax Information
Tom D. Dillehay 401 Bowling Avenue #78 Nashville, TN 37205	New Owner	104130A07000CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrea Birch, Angela Birch Cox, and Adolpho A. Birch, III, heirs at law of Adolpho A. Birch, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Tom D. Dillehay**, hereinafter called the Grantee, his successors 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 Building Site No. 70, also designated as Unit No. 78 on the Plan of Richmeade Place, Section Four, a Planned Unit Development, of record in Plat Book 5210, Page 16, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Adolpho A. Birch by Warranty Deed from Joseph M. Hall, unmarried, of record in Instrument No. 20050831-0104419, Register's Office for Davidson County, Tennessee. Adolpho A. Birch having since died leaving Andrea Birch, Angela Birch Cox and Adolpho A. Birch III as his heir at law. See Affidavit of Heirship of record in Instrument No. 20110901-0067986, Davidson County Register of Deeds. See also Powers of Attorney of record in Instrument Nos. 20120611-0050790 and 20120611-0050791, Davidson County Register of Deeds whereby power of attorney is given to Angela Birch Cox by Andrea Birch and Adolpho A. Birch, III, respectively to execute the within instrument on their behalf.

This property is improved property known as 401 Bowling Avenue, #78, Nashville, Tennessee 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 Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of October, 2012.

VIOLA R. SALINAS
Notary Public, State of Texas
My Commission Expires
June 8, 2013

Angela Birch Cox

Andrea Birch by Angela Birch Cox her attorney in fact
Andrea Birch, by Angela Birch Cox, her attorney in fact

Adolpho A. Birch, III by Angela Birch Cox, his attorney in fact
Adolpho A. Birch, III, by Angela Birch Cox, his attorney in fact

STATE OF Texas
COUNTY OF Harris

VIOLA R. SALINAS
Notary Public, State of Texas
My Commission Expires
June 8, 2013

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela Birch Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Andrea Birch and Adolpho A. Birch, III and has authority to execute the within instrument as attorney in fact for the purposes therein contained for said Angela Birch and Adolpho A. Birch, III.

Witness my hand in Houston, Texas, this 4th day of October, 2012.

Viola R Salinas
Notary Public

My Commission expires: June 8, 2013