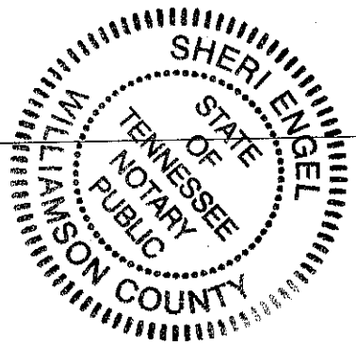


Davidson County DEEDWARR
Recvd: 02/27/13 11:49 3 pgs
Fees:18.00 Taxes:780.89
20130227-0019560

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $211,050.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2013.

Notary Public

My commission expires: January 11, 2016

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Birger	~~New Owner~~ F+M Bank	**Map\Parcel: 116-03-0-B-124.00CO**
4505 Harding Pike #124	10 Cadillac Dr, Ste 100	
Nashville, TN 37205	Brentwood, TN 37027	

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 ACKNOWLEDGE, WE,

Jennifer Fox, married, Preston Windom, unmarried and Janet Windom, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Birger

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:

Land in DAVIDSON County, Tennessee, being Unit No. 124 as shown on the Plan of Royal Oaks Apartments, a condominium, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an individual 1.496% interest in common elements of 4505, 972, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property. Said Unit is also known as Apartment No. 124.

Being the same property conveyed to Jennifer L. Windom, unmarried, Preston Windom and Janet Windom, husband and wife, by Warranty Deed from Rodney French and wife, Kelly French, of record in Instrument No. 20050408-0039049, dated November 10, 2004, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20100204-0009071. Jennifer L. Windom has since married and is now known as Jennifer Fox.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5200, Page 45, Register's Office for DAVIDSON County, Tennessee.
Easements of record in Book 4668, Page 986, Book 4744, Page 370, Book 4750, Page 578 and Book 3165, page 607, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 3347, Page 188, Book 4835, Page 964 and Book 4835, Page 967, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 5282, Page 501, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 5282, Page 972, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 5282, Page 992, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements. Subject to lien for special assessment contained in DCCR's / Master Deed. Subject to HOA dues, if any. Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4505 Harding Pike #124, 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 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 my/our hand(s) this 25th day of February, 2013.

Jennifer Fox

Preston Windom by: Jennifer Fox attorney in fact
Preston Windom
By: Jennifer Fox, Attorney-in-fact

Janet Windom by: Jennifer Fox attorney in fact
Janet Windom
By: Jennifer Fox, Attorney-in-fact

*Lee Fox, spouse of Jennifer Fox, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Lee Fox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jennifer Fox and husband, Lee Fox, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2013.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jennifer Fox,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Preston Windom for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Preston Windom and is authorized by Preston Windom to execute this instrument on his/her behalf.

Witness my hand, at office, this 25th day of February, 2013.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jennifer Fox,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Janet Windom for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Janet Windom and is authorized by Janet Windom to execute this instrument on his/her behalf.

Witness my hand, at office, this 25th day of February, 2013.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **130078DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

