WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130033602 DEEDWARR
Recvd: 04/24/13 13:02 2 pgs
Fees: 13.00 Taxes: 469.90

20130424-0040675

R-MS-13-2262

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Birkhead	SAME AS NEW OWNER	
1058 Sunset Road (ADDRESS)	(NAME) (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	135120E25700CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DAVID MORGAN JAHNIG, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT BIRKHEAD AND KATHY BIRKHEAD, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 257 ON THE PLAN OF PHASE TWO, NASHBORO VILLAGE AT FAIRWAY POINTE, TRACT 21, AS DESCRIBED AND ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FAIRWAY POINTE HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 11703, PAGE 520, AMENDED IN INSTRUMENT 200003160027171, INSTRUMENT 200311180168332, INSTRUMENT 200502220018813, AND SAID PLAN ATTACHED TO FOURTH AMENDMENT IN INSTRUMENT 200502220018814, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO DAVID MORGAN JAHNIG, A SINGLE MAN, BY DEED FROM MARQUIS HOMES, LLC, A LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT 20070312-0030362, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 5, 2007, RECORDED MARCH 12, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 4660, PAGE 159; BOOK 11703, PAGE 520; INSTRUMENT NUMBER 200003160027171; INSTRUMENT NUMBER 200311180168332; INSTRUMENT NUMBER 20050220018813; INSTRUMENT NUMBER 200502220018814; BOOK 11703, PAGE 560; BOOK 11703, PAGE 518; BOOK 4815, PAGE 425; BOOK 4821, PAGE 109; BOOK 7225, PAGE 239; BOOK 11594, PAGE 299; BOOK 8870, PAGE 932; BOOK 8870, PAGE 887; INSTRUMENT NUMBER 200208150098780; BOOK 10690, PAGE 327; INSTRUMENT NUMBER 200205070056329; INSTRUMENT NUMBER 200010120101573; INSTRUMENT NUMBER 200010100100360; INSTRUMENT NUMBER 200212110152724; BOOK 10110, PAGE 854; INSTRUMENT NUMBER 200103140024179; INSTRUMENT NUMBER 200208150096780; INSTRUMENT NUMBER 200911050102438; INSTRUMENT NUMBER 201109230073937; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

CRYSTAL JAHNIG JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 2262 Nashboro Blvd, Nashville, Tennessee 37217
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of April, 2013.

David Morgan Jahnig

Crystal Jahnig

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MORGAN JAHNIG AND CRYSTAL JAHNIG, the within named bargainor, 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, this the 22nd day of April, 2013.

Notary Public
My Commission Expires: 5-2014
(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903