BILL GARRETT, Davidson County
Trans:T20130076472 DEEDWARR
Recvd: 09/04/13 14:02 2 pgs
Fees:13.00 Taxes:2275.50
20130904-0093216

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13070138

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $615,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2013.

Notary Public
My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edwin B. Birchfield Rebecca R. Birchfield 28 Bosley Oaks Nashville TN 37205	New Owner	Tax Parcel ID No. 104-14-0-G 016.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Louise P. Uskavitch and David R. Uskavtich**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edwin B. Birchfield and Rebecca R. Birchfield, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 62, WHITWORTH, PHASE 01, as shown on plat of record in Plat Book 7900, Page 140, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from David R. Uskavitch to Louise P. Uskavitch as recorded on the 11th day of August, 2004 in Instrument No. 20040811-0097147 and Warranty Deed from Rochford Realty and Construction Co., Inc., a corporation to David R. Uskavitch and spouse, Lousie P. Uskavitch as recorded on the 8th day of July, 1992 in Deed Book 8671, Page 252, in the Register's Office of Davidson County, Tennessee.

David R. Uskavitch joins in this instrument for the purpose of conveying any and all interest in said property marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHITWORTH, PHASE 01, as recorded in Plat Book 7900, Page(s) 140-144 and Boundary Plat recorded in Plat Book 6900, Page 838.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8026, Page 305, Book 8047, Page 243, Book 8282, Page 45 and Instrument No. 20100615-0046543.

Terms and provisions of by-Laws amended in Instrument No. 20020812-0097386.

Charter of Homeowners Association recorded in Book 8090, Page 691.

Easement for Sewer, recorded in Book 3467, Page 194 and Book 3505, Page 338.

This is improved property located at 28 Bosley Oaks Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2013.

Louise P. Uskavitch by James T. Harris, Attorney-in-Fact

Louise P. Uskavitch by James T. Harris, Attorney-in-Fact

David R. Uskavitch by James T. Harris, Attorney-in-Fact

David R. Uskavitch by James T. Harris, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Harris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Lousie P. Uskavitch, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of August, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Harris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for David R. Uskavitch, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of August, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014