BILL GARRETT, Davidson County
Trans:T20130083728 DEEDWARR
Recvd: 09/27/13 10:51 2 pgs
Fees:13.00 Taxes:860.25
20130927-0101737

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0258-16954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 232,500.00

Affiant

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

Notary Public

My commission expires: June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
THOMAS LEEMING **DIANE LEEMING**	J.P. Morgan Chase	**093061J11000CO**
415 CHURCH ST APT 1703	1820 E SKY HARBOR CIRCLE	
NASHVILLE, TN 37219	PHOENIX, AZ 85034	

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,

BIRCKHEAD FAMILY LIMITED PARTNERSHIP

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

THOMAS LEEMING and DIANE LEEMING, HUSBAND AND WIFE

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:

A certain condominium apartment known as Unit No. 1703 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

ALSO BEING THE SAME PROPERTY CONVEYED TO BIRCKHEAD FAMILY LIMITED PARTNERSHIP BY QUITCLAIM DEED FROM LORI K. BIRCKHEAD, DATED 05/29/2007 RECORDED ON 06/07/2007 IN INSTRUMENT NO. 20070607-0068195 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 415 CHURCH ST APT 1703, NASHVILLE, TN 37219.

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, their heirs and assigns forever; and we do covenant with 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 in 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 September, 2013.

Lori K. Birckhead, General Partner
LORI K BIRCKHEAD, GENERAL PARTNER
BIRCKHEAD FAMILY LIMITED PARTNERSHIP

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared LORI K BIRCKHEAD whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is GENERAL PARTNER of BIRCKHEAD FAMILY LIMITED PARTNERSHIP and that he is authorized by BIRCKHEAD FAMILY LIMITED PARTNERSHIP to execute this instrument on its behalf by his/her/their self as such GENERAL PARTNER.

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

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: SEP 2 0 2016