Warranty Deed

BILL GARRETT, Davidson County Trans:T20130106944 DEEDWARR Recvd: 12/26/13 11:31 2 pgs Fees:13.00 Taxes:3004.40 20131226-0129884	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $812,000.00. Affiant Subscribed and sworn to before me, this the 23 day of December, 2013. Notary Public My commission expires: 9-11-17

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Warrie R. Birdwell Elizabeth K. Birdwell	Wells Fargo Bank, N.A.	
3434 Hampton Ave.	101 North Phillips Avenue	117-05-084.00
Nashville, TN 37215	Sioux Falls, SD 57104	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALENA J. KUPREVICH NKA ALENA J. THANGARAJ, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WARRIE R. BIRDWELL AND ELIZABETH K. BIRDWELL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 4 on the unrecorded Plan showing subdivision of the South part of a 6.28 acre tract on the North side of Hampton Avenue, described according to a survey of W. B. Southgate, Surveyor, dated June 23, 1941, as follows:

Beginning in the northerly margin of Hampton Avenue at the southeast corner of Lot No. 3 on said Plan; thence with the northerly margin of Hampton Avenue, eastwardly 100 feet to a westerly line of the Hampton tract and a fence; thence with the westerly line of said tract, northerly 9 1/2 deg. West 288 feet, to a point; thence westwardly with a fence, South 85 deg. West 93 feet, to the northeast corner of Lot No. 3; thence with the easterly line of Lot No. 3, 279 feet, to the beginning.

Being the same property conveyed to Alena J. Kuprevich, unmarried by Deed from Mauro M. Mastrapasqua and wife, Katherine Ann Mastrapasqua of record at Instrument No. 20090630-0060633, Register's Office for Davidson County, Tennessee, dated June 29, 2009 and recorded on June 30, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3434 Hampton Ave., Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2013.

Alena J. Kuprevich NKA Alena J. Thangaraj

STATE OF New York
COUNTY OF Westchester

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alena J. Kuprevich NKA and Alena J. Thangaraj , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2013.

Notary Public

My Commission Expires: 10/15/17

LAUREN MARIE EISENBERGER
NOTARY PUBLIC STATE OF NEW YORK
WESTCHESTER COUNTY
LIC. #01EI6291080
COMMISSION EXPIRES 10/15/2017

Stanley I. Thangaraj, spouse of Alena J. Kuprevich NKA Alena J. Thangaraj, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Stanley I. Thangaraj

STATE OF New York
COUNTY OF Westchester

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stanley I. Thangaraj, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2013.

Notary Public

My Commission Expires: 10/15/17

LAUREN MARIE EISENBERGER
NOTARY PUBLIC STATE OF NEW YORK
WESTCHESTER COUNTY
LIC. #01EI6291080
COMMISSION EXPIRES 10/15/2017