BOX 50-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

BILL GARRETT, Davidson County
Trans:T20140030378 DEEDWARR
Recvd: 05/02/14 14:05 2 pgs
Fees:13.00 Taxes:518.00

20140502-0037526

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2014.

Notary Public

My commission expires: 2/4/2015

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bryan Chase Birdwell and Jessica Nicole Wellette	**New Owner**	**Map\Parcel: 141060D07600CO**
3275 Harpeth Springs Drive		
Nashville, TN 37221		

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,

Wesley C. Hughes, an single man

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

Bryan Chase Birdwell and Jessica Nicole Wellette, as joint tenants in common with first right of survivorship

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. 76 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Thomas G. Annastas, a married man and Alice Annastas, his wife by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee's Corporation of record in Instrument No. 20040513-0056072, Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on April 13, 2004. Said Alice Annastas having since died.

Being the same property conveyed to Thomas G. Annastas, Jr., as to a ten percent (10%) interest by deed from Thomas G. Annastas of record in Instrument No. 20070921-0113188, Register's Office for Davidson County, Tennessee, dated August 20, 2007, recoded September 21, 2007. (Value of consideration shown in aforementioned deed $0.00).

Being the same property conveyed to Thomas G. Annastas, Jr., as to a ten percent (10%) interest by deed from Thomas G. Annastas of record in Instrument No. 20080307-0023069, Register's Office for Davidson County, Tennessee, dated February 19, 2008, recoded March 7, 2008.

Being the same property conveyed to Wesley C. Hughes, a single man by deed from Thomas G. Annastas, as to an undivided 80% interest and Thomas G. Annastas, Jr., as to an undivided 20% interest of record in Instrument No. 20120913-0083014, Register's Office for Davidson County, Tennessee, dated September 7, 2012, recoded September 13, 2012.

Being also known as 3275 Harpeth Springs Drive Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees;

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 3275 Harpeth Springs Drive Nashville, TN 37221.

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 30th day of April, 2014.

Wesley C. Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 30th day of April, 2014.

Notary Public

My Commission Expires: 3-3-2015

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **314028CI**
RECORD & RETURN TO: