BILL GARRETT, Davidson County
Trans:T20140035036 DEEDWARR
Recvd: 05/20/14 10:58 2 pgs
Fees:13.00 Taxes:617.90

20140520-0043254

RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $167,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2014.

Notary Public

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(Notary Stamp)

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:
Andrea D. Moore	**First Bank**	**Map\Parcel:**
514 Griffin Circle	**3500 Blue Lake Dr. #325**	**064160E02300C0**
Hermitage, TN 37076	**Birmingham, AL 35243**	

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,

Danon Earle Birch and Christofer Leone Birch, heirs at law of Doris Ilene Horton Birch and Danon Earle Birch, Executor of the Estate of Soris Ilene Horton Birch
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrea D. Moore , a single woman

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. 23, Building 7, as shown on the Site Layout as Exhibit A-1 of The Townhomes of Truxton Village of record in Instrument No. 20061025-0132473, amended in 200611060137656, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Doris I. Birch by deed from Phillips Builders, LLC of record in Instrument No. 20070802-0091853, Register's Office for Davidson County, Tennessee, dated July 31, 2007 and recorded on August 2, 2007, said Doris I. Birch having since died. Also see Estate of Doris Ilene Horton Birch, in the Probate Court for Davidson County, Tennessee at Nashville, Case No. 14P495.

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; including Rollback taxes, if any.

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 514 Griffin Circle Hermitage, TN 37076.

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 16th day of May, 2014.

The Estate of Doris Ilene Horton Birch

Danon Earle Birch, Executor

Danon Earle Birch, Executor

Danon Earle Birch

Danon Earle Birch

Christofer Leone Bird BY: Danon Earle Birch, his attorney in fact

Christofer Leone Birch
BY: Danon Earle Birch, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Danon Earle Birch 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 she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2014.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of May, 2014, before me personally appeared Danon Earle Birch, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christofer Leone Birch pursuant to Specific Limited Power of Attorney dated 5/13/2014 and filed of record in Instrument No. *20140520-0043253, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Christofer Leone Birch, as his attorney in fact.

Witness my hand, at office, this 16th day of May, 2014.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 16th day of May, 2014, before me personally appeared Danon Earle Birch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the executor of the Estate of Doris Ilene Horton Birch, by virtue of a Will filed in the Probate Court of Davidson County, Tennessee at Nashville, Case No. 14P495, and that he, as executor of said estate, acknowledges that he executed the foregoing instrument on behalf of the estate for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2014.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 140199AT
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027