Davidson County DEEDWARR
Recvd: 06/18/14 07:49 2 pgs
Fees:13.00 Taxes:754.80
20140618-0052918

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$204,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF June, 2014

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wiley N Bird 1217 Brenner Dr Nashville, TN 37221	FirstBank 3500 Blue Lake Dr Biringham AL 375243	Map 141 12 0B Parcel 05800 CO

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 acknowledged, we,

WILLIAM KYLE WARREN AND BROOKE MICHELLE WARREN, busband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Wiley N. Bird and Jessica D. Wallace, 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:

Land in Davidson County, Tennessee, being Lot(s) 51, as shown on the map entitled Southampton, of record as Instrument No. 20120913-0083079, 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 WILLIAM KYLE WARREN AND BROOKE MICHELLE WARREN, by deed from TIM COLE, of record as Instrument No. 20120913-0083079, dated August 31, 2012, said Register's Office.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1217 Brenner Dr Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 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 hand(s) this 17th day of June, 2014.

William Kyle Warren by
WILLIAM KYLE WARREN, BY
Brooke Michelle Warren
BROOKE MICHELLE WARREN,
Attorney in Fact

Brooke Michelle Warren
BROOKE MICHELLE WARREN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, BROOKE MICHELLE WARREN, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 17th, day of June, 2014, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Brooke Michelle Warren, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of William Kyle Warren, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of William Kyle Warren.

Power of Attorney recorded in Instrument No. 20140618-0052917 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 17th day of June, 2014.

NOTARY PUBLIC James C Smith

My Commission Expires: 03/03/2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 6-17-14

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027