WARRANTY DEED

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 2.8.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Bird Nicole Bird	Michael Bird	14614005300
(NAME)	(NAME)	
817 Shadowstone Place	817 Shadowstone Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sherry D. Cloud,*** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Bird and Nicole Bird, 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:

BEING Lot No. 5 on the Plan of Shadowstone, as shown by plat of record in Plat Book 6900, Page 387, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot. ***unmarried

Being the same property conveyed to Sherry D. Cloud by deed from William Charles Cloud, dated 4-10-13 of record in Instrument #201304230040372, Register's Office for said County.

This is improved ☑ property, known as 817 Shadowstone Place, Nashville, TN 37220
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 this 12th day of June, 2015.

Sherry D. Cloud

Sherry D. Cloud

BILL GARRETT, Davidson County
Trans: T20150048534 DEEDWARR
Recvd: 06/18/15 09:49 2 pgs
Fees: 13.00 Taxes: 2867.50
20150618-0058091

State of Tennessee
County of Davidson

Personally appeared before me Sherry D. Cloud, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of June, 2015.

Notary Public Mitchell A. Watts
My Commission Expires: 8.21.19

File No.: 0235

