Davidson County	DEEDWARR
Recvd: 10/02/15 16:15	3 pgs
Fees:18.00 Taxes:825.10	

20151002-0100768

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Wilson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$223,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 30, 2015.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #15-0402

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth S. Mathis	First Community Mortgage, Inc.	**07309019100**
(NAME) **1829 Willow Springs Drive**	(NAME) 295 Rebut Rose Drive	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) murfreesboro, Tn 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charles Edward Birdwell and Marian Estelle Birdwell Revocable Trust dated June 8, 2012,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth S. Mathis, a single person,** 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:

Being Lot 368 on the Plan of Burchwood Gardens, Section III, as of record in Bok 2900, page 116, Register's Office of said County.

Said lot fronts 117.5 feet on the northwesterly side of Willow Spring Drive and runs back 170.83 feet on the northwesterly line and 176.4 feet on the southeasterly line to a dead line in the rear on which it measures 119.14 feet, said dead line being a broken line.

Being the same property conveyed to Charles Edward Birdwell and Marian Estelle Birdwell Revocable Trust dated June 8, 2012 by Quitclaim Deed from Charles E. Birdwell and Marian T. Birdwell, his wife, filed on June 16, 2013 at Instrument Number 20130617-0061633; and further being the same property conveyed to Charles E. Birdwell and Marian T. Birdwell, his wife by Warranty deed from Riverwood Homes, Inc., dated November 8, 1962, as of record in Book 3461, page 61, said Register's Office. The said Charles Edward Birdwell having since died October 23, 1013.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1829 Willow Springs Drive, Nashville, TN 37216**
(House Number) (Street) (City, State) (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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **September, 2015**.

Charles Edward Birdwell and Marian Estelle
Birdwell Revocable Trust dated June 8, 2012

Marian Estelle Birdwell, Trustee

By: Marian Estelle Birdwell, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Marian Estelle Birdwell, whom I am personally acquainted and who upon his/her/their oath acknowledged herself to be the Trustee of Charles Edward Birdwell and Marian Estelle Birdwell Revocable Trust dated June 8, 2012, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Charles Edward Birdwell and Marian Estelle Birdwell Revocable Trust dated June 8, 2012.

WITNESS my hand and official seal on 9/30/2015.

NOTARY

MY COMMISSION EXPIRES: 2/6/19

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

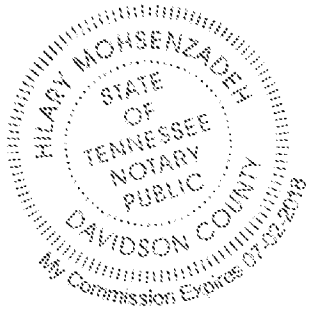
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hilary Mohsenzadeh
Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).