RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-3060

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/31/2020
File No. G16-5143D

Holly M Phillips
State of Tennessee Notary Public
Rutherford County

Davidson County DEEDWARR
Recvd: 07/25/16 10:06 3 pgs
Fees:18.00 Taxes:1281.68
20160725-0076145

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew Bird and Hadassah Bird, husband and wife (NAME)	First National Bank of Middle TN (NAME)	12-46
1702 Springfield Highway (STREET ADDRESS)	1608 Williams Dr. Ste. 301 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Paul Dariano, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Bird and Hadassah 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:

Land in the Tenth Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated September 5, 2003 and known as Job No. 030203 as follows:

Beginning at an existing concrete highway monument at the intersection of the southerly margin of Williamson Road with the southwesterly margin of Dickerson Road; thence with the margin of Dickerson Road S 50° 17' 19" E 494.08' to an iron pin; thence with a curve to the right having a radius of 2814.79' and a chord of 70.67', said chord having a bearing of S 49° 35' 28" E a distance along the curve of 70.67' to an iron pin; thence leaving the margin of the said Road S 88 ° 34' 32" W 315.29' to an iron pin; thence S 01° 25' 58" E 185.50' to an iron pin set in a fence line; thence with a fence S 89° 28' 53" W 133.66' to a point; thence N 87° 06' 56" W 106.02' to an existing iron pin; thence N 01° 13' 23" W 502.70 t an iron pin set on the southerly margin of the said Williamson Road; thence with the said Southerly margin N 86° 35' 51" E 14.16' to an iron pin; thence N 67° 17' 01" E 122.28' to the point of beginning containing 3.85 acres more or less.

BEING the same property conveyed to Paul Dariano, an unmarried man from Angelo States, Trustee of the Silverman/States Family Trust dated March 8, 2002, by Warranty Deed dated December 29, 2004, as Instrument No. 20050104-0001098, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. ROW Easements to State of Tennessee as recorded in Book 6117, Page 817 and in Book 6117, page 819, Register's Office for Davidson County, Tennessee.

2. Easements for sanitary sewer/storm drainage as recorded in Book 10686, Page 439 and in Book 10686, page 442, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1702 Springfield Highway, Goodlettsville, TN 37072.

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. Whenever 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 22nd day of July, 2016.

Paul Dariano

July 22, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Paul Dariano, an unmarried man, the bargainor(s), with whom I am personally acquainted or 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 and official seal, this 22nd day of July, 2016.

My Commission Expires:

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Holly M. Phillips, 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.

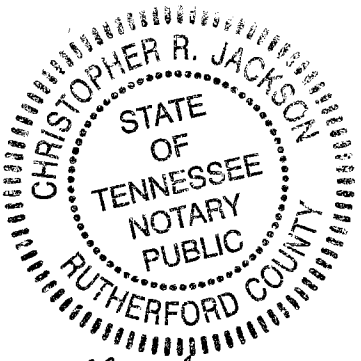
Attorney or Custodian

Memorial Title, LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Christopher R. Jackson, a notary public in and for the aforesaid county and state, the within named Holly M. Phillips, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: March 18, 2019