20462
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20170014088 DEEDWARR
Recvd: 02/16/17 10:37 3 pgs
Fees:18.00 Taxes:388.50
20170216-0015962

WARRANTY DEED

Address New Owner(s):
Gary K. Birdwell
162 Happy Valley Road
Goodlettsville, TN 37072

Send Tax Bills to:
New Owner

Map/Parcel: 00600004300

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, I/we, **Charles Richard Knight, Trustee of the Virginia B. Schwendimann Revocable Living Trust dated June 12, 2006**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Gary K. Birdwell and Theresa H. Birdwell, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is improved property known as: 152 Happy Valley Road, 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 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 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) as on the date shown on the Notary forms.

Charles Richard Knight, Trustee

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Richard Knight, Trustee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of February, 2017.

My Commission Expires:
3/6/18

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me this 10th day of February, 2017.

My Commission Expires:
3/6/18

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

EXHIBIT "A" **GF#: 20462**

Legal Description

LAND in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stone on the side of the road, a corner to Jovial T. Maxwell; thence with the south side of said road, South 77 deg. East 71 feet; South 52 deg. East passing a stone at 238 feet, continuing on, in all, 277 feet to an iron stake, a new corner to Jean and Raymond Ferguson; thence with a new line, South 63-1/2 deg. West 250 feet; South 74 deg. West 384 feet to a post, a corner to Jean and Raymond Ferguson in Jovial T. Maxwell's line; thence North 6 deg. East 174 feet to a stone; thence North 85 deg. East 230 feet to a stone, corner to said Maxwell; thence North 4 deg. West 85 feet to a stone; thence North 23-1/2 deg. East 145 feet to the beginning, containing 2.5 acres according to a survey made on November 7, 1957, by J. R. Scott, Surveyor.

BEING the same property conveyed to Virginia B. Schwendimann, Trustees of the Virginia B. Schwendimann Revocable Living Trust dated June 12, 2006, by Warranty Deed from Virginia B. Schwendimann, a single woman, dated June 12, 2006, and filed in Instrument No. 20061012-0126608, said Register's Office. The said Virginia B. Schwendimann having since died with Charles Richard Knight being First Successor Trustee per the Notarized Summary of Trust filed in Instrument No. 20061012-0126606, said Register's Office.