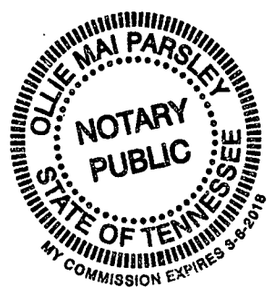
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STATE OF TENNESSEE 20582
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Joyce E Haley
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 2017.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

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

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To: New owners
Joyce E. Haley	
(Name)	(Name)
1923 Springfield Highway	
(Street Address or Route Number)	(Street Address)
Goodlettsville, TN 37072	
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s):

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,
Gary K. Birdwell and wife Theresa H. Birdwell
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Joyce E. Haley
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 a tract of land in the 10th Civil District of Davidson County, Tennessee, known as Lot 1 of Birdwell Hills Estates of record in Book 6200, page 942, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of the said property.

BEING the same property conveyed to Gary Birdwell and wife, Theresa H. Birdwell reserving a Life Estate for Pauline Mason Edwards by quitclaim deed from Gary Kevin Birdwell, filed of record in Instrument No. 20101026-0085706, Register's Office for Davidson County, Tennessee. The said Pauline Mason Edwards having since died.

THIS conveyance is subject to: 2017 taxes, prorated and assumed; Driveway easement in Book 8204, page 914 and all matters as shown on the recorded plat.

This is improved property known as 1923 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 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 his/her/their hand(s) this 13th day of April, 2017.

Seller Gary K. Birdwell

Gary K. Birdwell

Theresa H. Birdwell

Theresa H. Birdwell

BILL GARRETT, Davidson County
Trans:T20170034810 DEEDWARR
Recvd: 04/25/17 13:53 2 pgs
Fees:13.00 Taxes:314.50
20170425-0040559

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Gary K. Birdwell and wife Theresa H. Birdwell, 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 at Nashville, Tennessee, this 13th day of April, 2017.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

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