WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/17 10:17 3 pgs
Fees:18.00 Taxes:310.80
20170613-0059154

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(AFFIX SEAL)

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Equity Trust Company FBO Charles S. Combs III	Charles S. Combs, III	06016033100
(NAME)	(NAME)	
705 Steeplechase Drive	705 Steeplechase Drive	
(ADDRESS)	(ADDRESS)	
Lebanon , TN 37090	Lebanon, TN 37090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **David Birchett and Paula Birchett**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Equity Trust Company FBO Charles S. Combs III**, hereinafter called the GRANTEE (S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 11 on the Plan of First Revision Meadow Valley Estates, of record on August 16, 1996 in Plat Book 8250, Page 617 and Resubdivision of Lots 10 and 11 First Revision Meadow Valley Estates recorded as Instrument No. 200004050034146, fronting 50 feet on the South side of Bullock Avenue, being 347.67 feet on the West property line, 351.50 feet on the East property line, and measuring 87.04 feet on the South property line, containing 23,865 square feet, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Birchett and Paula Birchett, husband and wife by Warranty Deed from Tina M. Baker, a married person, dated January 26, 2007 and recorded January 26, 2007 of record in Instrument No. 20070126-0011202, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 8250, Page 617 and Resubdivision of Lots 10 and 11 First Revision Meadow Valley Estates recorded as Instrument No. 200004050034146 in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded, as Book 10134, Page 688, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Easement recorded on February 26, 1997 in Book 10360, Page 299 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 2708 Bullock Avenue, Nashville, TN 37207
(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(S), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 our hands this 7th day of June, 2017.

David Birchett

Paula Birchett

State of Tennessee
County of Wilson

Personally appeared before me David Birchett and Paula Birchett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of June, 2017.

Notary Public

My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

