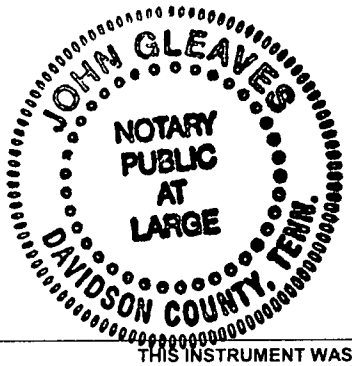
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF AUGUST, 2017,

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Christopher Conley	NEW OWNER	130 08 0B 009.00
(NAME) 4401 Charleston Place Circle	(NAME) 205 31st Ave N. #111	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Six Hundred Twenty-Nine Thousand And No/100 Dollars ($629,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Susan R. Birdwell as trustee of the Susan R. Birdwell Living Trust dated January 19th, 2005**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher Conley, an unmarried man**, 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:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 1, Lot 6 of Charleston Place, a horizontal property regime pursuant to the Tennessee horizontal property act, as shown on the plan to the Master Deed of Record in Book 5800, Page 286, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Don Carlos Birdwell and wife, Susan Rudolph Birdwell by Warranty Deed from Douglas B. Durham and wife, Amanda G. Durham dated November 20, 2003 and recorded November 24, 2003 in Instrument No. 20031124-0170479, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Susan R. Birdwell Living Trust by Quit Claim Deed from Don Carlos Birdwell and wife Susan Rudolph Birdwell dated June 15, 2005 and recorded June 17, 2005 in Instrument No. 20050617-0069513, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4401 Charleston Place Circle, Nashville, TN 37215

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, has 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. 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.

File Number: FRN-175734SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GWP-17-449

BILL GARRETT, Davidson County
Trans:T20170077317 DEEDWARR
Recvd: 09/05/17 10:06 2 pgs
Fees:13.00 Taxes:2327.30
20170905-0090787

Witness our hands this the 31st day of August, 2017

Susan R. Birdwell Living Trust dated January 19th, 2005

BY: Susan R. Birdwell, Trustee
Susan R. Birdwell
Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Susan R. Birdwell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustee of the Susan R. Birdwell Living Trust dated January 19, 2005,the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness, my hand and official seal, this the 31st of August, 2017.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Comm. Expires
March 6, 2018

File Number: FRN-175734SSO