Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT180800378

Karen Y Johnson Davidson County
Batch# 149216 DEEDWARR
10/04/2018 01:54:39 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20181004-0098718

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $199,900.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of October, 2018.

Notary Public

My Commission Expires: _____

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Eric Jay Smith 2545 Tinnin Road Goodlettsville, TN 37072	0003-00-0-030.00	SAME

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of October, 2018, by and between **Jamie Birdwell Summers as Executrix of the Estate of Dennis W. Birdwell, and Victoria Lynn Hulan, Jeremy Wayne Birdwell, and Jamie Birdwell Summers as beneficiaries under the Last Will and Testament of Dennis W. Birdwell** (hereinafter referred to as the "Grantor"), and **Eric Jay Smith, a single man**, (hereinafter referred to as the "Grantee").

FOR AND IN CONSIDERATION of the sum of TEN AND NO DOLLARS($10.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, that certain real property, lying and being in the County of Davidson, State of Tennessee (the "Property"), and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1, of the Herbert D. Jacobs Property, as shown on plat of record in Book 8250, Page 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dennis Birdwell by Special Warranty deed from Fannie Mae aka Federal National Mortgage Association of record in Instrument No. 20150108-0001915 Register's Office for Davidson County, Tennessee, dated December 16, 2015 and recorded on January 8, 2015.

The said Dennis Birdwell having since died testate on January 9, 2018, naming Jamie Birdwell Summers as Executrix of his estate, and Victoria Lynn Hulan, Jeremy Wayne Birdwell, and Jamie Birdwell Summers as beneficiaries of the Estate. (See Docket No. 18P389 in the Circuit Court Probate Division of Davidson County, Tennessee).

This is improved property located at: 2545 Tinnin Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD, the Property, together with all the appurtenances, estate, title, interest and hereditaments thereto belonging to Grantee, his successors and assigns forever. Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is free from all liens, claims and encumbrances except real property taxes to be assessed for the year 2018 which have been prorated between the parties; and that the Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 2nd day of October, 2018.

THE ESTATE OF DENNIS W. BIRDWELL

By: _____
Jamie Birdwell Summers, Executrix

By: _____
Victoria Lynn Hulan, Beneficiary

By: _____
Jeremy Wayne Birdwell, Beneficiary

By: _____
Jamie Birdwell Summers, Beneficiary

STATE OF TENNESSEE)
COUNTY OF Davidson ____)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jamie Birdwell Summers, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Executrix of the Estate of Dennis W. Birdwell, the within named bargainor, and that she as such Executrix and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of The Estate of Dennis W. Birdwell, by the said Jamie Birdwell Summers as Executrix.

WITNESS my hand and Notarial Seal this 2nd day of October, 2018.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

_____
Notary Public
My Commission Expires: 9-20-21

STATE OF TENNESSEE)
COUNTY OF Davidson ____)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victoria Lynn Hulan, Jeremy Wayne Birdwell, and Jamie Birdwell Summers, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Beneficiaries of the Estate of Dennis W. Birdwell, the within named bargainor, and that they as such Beneficiaries and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of The Estate of Dennis W. Birdwell, by the said Victoria Lynn Hulan, Jeremy Wayne Birdwell, and Jamie Birdwell Summers, as Beneficiaries.

WITNESS my hand and Notarial Seal this 2nd day of October, 2018.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

_____
Notary Public
My Commission Expires: 9-20-21

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this _____ day of October, 2018.

THE ESTATE OF DENNIS W. BIRDWELL

By: _____
Jamie Birdwell Summers, Executrix

By: _____
Victoria Lynn Hulan, Beneficiary

By: _____
Jeremy Wayne Birdwell, Beneficiary

By: _____
Jamie Birdwell Summers, Beneficiary

STATE OF TENNESSEE)

COUNTY OF _____)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jamie Birdwell Summers, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Executrix of the Estate of Dennis W. Birdwell, the within named bargainor, and that she as such Executrix and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of The Estate of Dennis W. Birdwell, by the said Jamie Birdwell Summers as Executrix.

WITNESS my hand and Notarial Seal this _____ day of October, 2018.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeremy Wayne Birdwell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Beneficiary of the Estate of Dennis W. Birdwell, the within named bargainor, and that he as such Beneficiary and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of The Estate of Dennis W. Birdwell, by the said Jeremy Wayne Birdwell, as Beneficiar7.

WITNESS my hand and Notarial Seal this 2nd day of October, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission Expires: 3/8/2021