THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817464

Karen Y Johnson Davidson County
Batch# 149994 **DEEDWARR**
10/09/2018 08:50:01 AM 2 pgs
Fees: $13.00 Taxes: $3,209.75

20181009-0099818

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $867,500.00.

Affiant

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

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew B. Signore and Maria J. Signore 41 Green View Nashville TN 37205	New Owner	Tax Parcel ID No. 104-14-0G-099.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrea A. Birch, Trustee of the Andrea A. Birch Revocable Trust Established on June 16, 2010** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew B. Signore and Maria J. Signore, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 142, as shown on the map entitled Revised Plan of Whitworth, Phase 01A-Green View, a Planned Unit Development, of record as Plat Book 8250, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANDREA B. FERGUSON and husband, JOHN L. FERGUSON, JR., by deed from BRIAN J. ROCHE and wife, MARSHA L. ROCHE, of record as Instrument No. 20010709-0072860, dated June 20, 2001, said Register's Office. Being further conveyed to ANDREA B. FERGUSON, by quitclaim deed from JOHN L. FERGUSON, JR., of record as Instrument No. 20060831-0107848, August 22, 2006, said Register's Office. Also, being further conveyed to ANDREA BIRCH FERGUSON, TRUSTEE OF THE ANDREA BIRCH FERGUSON REVOCABLE TRUST, by quitclaim deed from ANDREA BIRCH FERGUSON, of record as Instrument No. 20070320-0034051, dated March 16, 2007, said Register's Office. Also, being further conveyed to ANDREA A. BIRCH, TRUSTEE OF THE ANDREA A. BIRCH REVOCABLE TRUST ESTABLISHED ON JUNE 16, 2010, by deed of record as Instrument No. 20100701-0051827, dated June 16, 2010, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-14-0G-099.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record as Plat Book 8250, page 26, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 8026, page 305, amended in Book 8047, page 243, Book 8282, page 45, Book 9778, page 27, Instrument No. 20170720-0073719, Instrument No. 20100615-0046543 and amendment to ByLaws of record in Instrument No. 20020812-0097386, said Register's Office.

Easements and assessments as contained in Declaration of record in Book 8026, page 305, said Register's Office.

Trunk Sanitary Sewer Easement granted to the City of Nashville of record in Book 3505, page 338, said Register's Office.

This is improved property located at 41 Green View Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of October, 2018.

Andrea A. Birch, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrea A. Birch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of the Andrea A. Birch Revocable Trust , dated June 16, 2010, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of October, 2018.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021