Karen Johnson Davidson County
Batch# 192744 DEEDWARR
02/07/2019 09:02:30 AM 2 pgs
Fees: $13.00 Taxes: $3,496.50
20190207-0011649

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

CRT File No. 19011887

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $945,000.00

Affiant

Subscribed and sworn to before me, this28th day of January, 2019.

Notary Public
My Commission Expires: 3-8-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Edward Stofan and Ronald Roth 2126 Golf Club Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 117-07-0A-160.00 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, **Nicole L. Bird Wife and Michael J. Bird, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James Edward Stofan and Ronald Roth** ("Grantees"), their 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) 160, as shown on the map entitled Gloucester Square, of record in Plat Book 4460, page 50, 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 NICOLE BIRD, by deed from NEAL B. THOMASON, of record in Instrument No. 20170301-0020006, dated February 24, 2017, said Register's Office.

NICOLE BIRD conveyed her interest to NICOLE L. BIRD and MICHAEL J. BIRD, wife and husband, by quitclaim deed of record as Instrument No. 20180117-0004542, dated January 11, 2018, 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 2019 and subsequent years for Map-Par. 117-07-0A-160.00 CO.

Matters shown on the Plan of record in Plat Book 4460, page 50, said Register's Office.
Master Deed of record in Book 4579, page 77, said Register's Office.

ByLaws of Gloucester Square of record in Book 4579, page 86, amended and restated in Instrument No. 20110412-0028197 and further amended in Book 20120626-0055964, 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 in Book 4518, page 217, Book 5915, page 274, Instrument No. 20110412-0028198, Instrument No. 20110517-0037597 and Instrument No. 20150414-0032622, said Register's Office.

This is improved property located at 2126 Golf Club Lane Nashville TN 37215

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 28th day of January, 2019.

Nicole L. Bird

Michael J. Bird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicole L. Bird and Michael J. Bird, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2019.

Notary Public

My Commission Expires: 7-9-22

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 12.03.19