Karen Johnson Davidson County
Batch# 249536 DEEDWARR
06/27/2019 09:58:28 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20190627-0062323

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me this 19th day of June, 2019.

Notary Public

My Commission Expires: 3/11/22, 2019

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2019-90

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert Klein and Jady Klein	Movement Mortgage	
1702 Williamson Road	8024 Calvin Hall Rd	012-00-0-046.00
Goodlettsville, TN, 37072	Indian Land, SC 29707	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Andrew Bird and Hadassah Bird, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Robert Klein and Jady Klein, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in the Tenth Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated September 5, 2003 and known as Job No. 030203 as follows:

Beginning at an existing concrete highway monument at the intersection of the southerly margin of Williamson Road with the southwesterly margin of Dickerson Road; thence with the margin of Dickerson Road S 50 deg. 1.7' 19" E 494.08' to an iron pin; thence with a curve to the right having a radius of 2814.79' and a chord of 70.67', said chord having a bearing of S 49 deg. 35' 28" E a distance along the curve of 70.67' to an iron pin; thence leaving the margin of the said Road S 88 deg. 34' 32" W 315.29' to an iron pin; thence S 01 deg. 25' 58" E 185.50' to an iron pin set in a fence line; thence with a fence S 89 deg. 28' 53" W 133.66' to a point; thence N 87 deg. 06' 56" W 106.02' to an existing iron pin; thence N 01 deg. 13' 23" W 502.70 to an iron pin set on the southerly margin of the said Williamson Road; thence with the said Southerly margin N 86 deg. 35' 51" E 14.16' to an iron pin; thence N 67' 17' 01" E 122.28' to the point of beginning containing 3.85 acres more or less.

Being the same property conveyed to Andrew Bird and Hadassah Bird, husband and wife by Warranty Deed from Paul Dariano, an unmarried man of record in Instrument No. 20160725-0076145 Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 25, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1702 Williamson Road, Goodlettsville, TN 37072.**

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, 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 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.

Witness our hands this 19th day of June, 2019.

Andrew Bird

Hadassah Bird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Bird and Hadassah Bird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 2019.

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

