Karen Johnson Davidson County
Batch# 301380 DEEDWARR
10/16/2019 08:41:30 AM 2 pgs
Fees: $13.00 Taxes: $3,219.00
20191016-0105917

WARRANTY DEED

STATE OF TENNESSEE -
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE ANGELA R WINDHAM MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tyler John Bird and Amy Gray Bird	Renasant Bank	092 13 0 233.00
(NAME)	(NAME)	
3722 Nevada Ave.	2001 Park Place N Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Birmingham AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jeffery Caine and Tiffany Caine, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tyler John Bird and Amy Gray Bird, husband and wife**, 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:

Land in Davidson County, Tennessee, being the Easterly part of Block No. 28 on the Plan of the South Extension of Charlotte Park Company's Second Addition of record in Plat Book 421, Page 10, in the Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Norris H. Hickerson, Surveyor, October 26, 1953, as follows: Beginning at a point in the Northerly margin of Nevada Avenue, formerly 3rd Avenue, at a point 87.3 feet Easterly from the intersection of Nevada Avenue and 38th Avenue North, formerly "A" Street said point being 87.3 feet Westerly from the intersection of Nevada Avenue and a dedicated alley; thence North 0 deg. 15' West 165.5 feet to a point in the Southerly margin of an alley; thence with the margin of said alley North 75 deg. 30' East 90 feet to the Northeasterly corner of said Block being the intersection of two alleys; thence with the margin of the alley South 3 deg. West 180.3 feet to the Northerly margin of Nevada Avenue; thence with the margin of said Avenue South 83 deg. West 87.3 feet to the point of beginning.

Being the same property conveyed to Jeffery Caine and Tiffany Caine, a married couple by Warranty Deed from Magi Group, LLC, a Tennessee limited liability company, dated July 5, 2017 and recorded July 14, 2017, as Instrument No. 20170714-0070786, 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.

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unimproved ☐

This is improved ☒ property, known as 3722 Nevada Ave., Nashville, TN 37209

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 9th day of October, 2019

Jeffery Caine

Tiffany Caine

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeffery Caine and Tiffany Caine, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2019.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

True Copy Certification

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

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

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