WARRANTY DEED

Karen Johnson Davidson County
Batch# 745356 DEEDWARR
10/27/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20211027-0144617

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-2-2025

(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Warrell	New Owner	135120E25700CO
(NAME)	(NAME)	
2262 Nashboro Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Robert Birkhead and Kathy Birkhead, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephen Warrell, an unmarried man, sole ownership,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 257 on the plan of Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as described and established by the Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowners Association of record in Book 11703, Page 520, Amended in Instrument 200003160027171, Instrument 200311180168332, Instrument 200502220018813, and said plan attached to Fourth amendment in Instrument 200502220018814, Register's Office for Davidson County, Tennessee, to which reference is hereby made.
Being the same property conveyed to Robert Birkhead and Kathy Birkhead, husband and wife by Warranty Deed from David Morgan Jahnig, married, dated 04/22/2013 and recorded 04/24/2013, of record in Instrument 201304240040675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 4660, Page 159, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 11703, Page 520 and Amendment Declarations of record in Instrument 200003160027171, Instrument 200311180168332, Instrument 200502220018813 and Fairway Pointe Homeowners Association, Inc., Parking Rules of record in Instrument 200911050102438 and Instrument 201109230073937, Register's Office for Davidson County, Tennessee. Overhead Line Easements of recorded in Book 4815, Page 425 and Book 4821, Page 109, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement recorded in Book 7225, Page 239, Book 8870, Page 887 and Book 8870, Page 932, Register's Office for Davidson County, Tennessee. Easement recorded in Book 10110, Page 854, Register's Office for Davidson County, Tennessee. Utility Easement recorded in Book 11594, Page 299, Register's Office for Davidson County, Tennessee. Broadband Easement and Right of Entry Agreement of recorded in Instrument 200010120101573, Register's Office for Davidson County, Tennessee. Storm Water

Detention Agreement Easement of recorded in Instrument 200103140024179 and Instrument 200208150098780, Register's Office for Davidson County, Tennessee. Charter of Fairway Pointe Homeowners Association of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee. Memorandum of Lease of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2262 Nashboro Boulevard, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 26 day of October, 2021.

Robert Birkhead, by Donald R. Barrett, Jr., as attorney in fact

Kathy Birkhead, by Donald R. Barrett, Jr., as attorney in fact

State of Tennessee
County of Williamson

On this 26th day of October, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Donald R. Barrett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Robert Birkhead and Kathy Birkhead, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book 20211027014461 6 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 26th day of October, 2021.

Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 26, 2021

Affiant Signature

Date: 10-26-21

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 26th day of October, 2021

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024