WARRANTY DEED

BOOK 11555 PAGE 537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,931.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 1999.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

My Commission Expires NOV. 25, 2000

THIS INSTRUMENT WAS PREPARED BY:
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Paul Schnurbusch II	**Tucker Federal Bank d/b/a Prime Lending**	**164-9-4**
(NAME)	(NAME)	
5733 Cedar Ash Crossing	**P.O. Box 211788**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Augusta, GA 30917-1788**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jeffrey E. Irwin and wife Wendi L. Irwin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis Paul Schnurbusch II and wife Barbara G. Schnurbusch**, 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 Lot No. 275 on the Plan of Asheford Crossing Section One, a Planned Unit Development of record in Plat Book 7900, Page 937, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey E. Irwin and wife, Wendi L. Irwin by deed of record in Book 10210, Page 941, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Jeffrey E. Irwin by Wendi L. Irwin as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11555, Page 534, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **5733 Cedar Ash Crossing, Antioch, TN 37013**
(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 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.

RECORDED 07/02/99 0101 543.50

Witness my/our hand(s) this 28th day of June, 1999.

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Jeffrey E. Irwin

Wendi L. Irwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6/28/99 before me personally appeared Wendi L. Irwin, the person who executed the foregoing instrument on behalf of Jeffrey E. Irwin, and acknowledged that she executed the same as the free act and deed of the said Jeffrey E. Irwin, through Power of Attorney granted her, by the said Jeffrey E. Irwin.

Witness my hand and official seal at Antioch, Tennessee, this 28th day of June, 1999.

Notary Public

Commission Expires: 5.26.2002

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 Wendi L. Irwin bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ANtioch, Tennessee, this 28th day of June, 1999.

Commission expires: 5/26/2002

Notary Public

0607136

IDENTIFICATION REFERENCE

99 JUL -2 AM 10:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR

BOOK 11555 PAGE 539

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

99 JUL -2 AM 10:10
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION AND/OR REFERENCE

060736

CAMT 143931.00
CON TX 532.54
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 543.54
CHECK 543.54

07/02/99 01 10:12 0001 7573

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485997