WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003.
(AFFIX SEAL)

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

Instr:200003230029658 Page: 1 OF 2
REC'D FOR REC 03/23/2000 2:22:38PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $502.83

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Janosik	Americas Wholesale Lender	135-16A-78
(NAME)	(NAME)	
2601 Mesa Drive	P. O. Box 10212	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Van Nuys, CA 91410	
(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, John A. Irby and wife, Mary J. Irby, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan Janosik, married, 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. 94, on the Plan of Tracts 8, 9, and 10 of Nashboro Village, as shown on Plat of record in Plat Book 5200, Page 186-189, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John A. Irby and wife, Mary J. Irby, by deed of record in Book 10701, Page 187, Register's Office for Davidson County, Tennessee.
This instrument is executed on behalf of John A. Irby by Carolyn Adcock as his Attorney In Fact pursuant to recorded Power of Attorney being recorded simultaneously herewith.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 2601 Mesa Drive, 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 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 my/our hand(s) this 18th day of February, 2000.

John A. Irby

Mary J. Irby

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 Mary J. Irby 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 2000.

Commission expires:

Notary Public

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of February, 2000, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of John A. Irby and who acknowledged that she executed the same as the free act and deed of the said John A. Irby, through Power of Attorney granted her by the said John A. Irby.

Witness my hand and official seal at Nashville, Tennessee this 18th day of February, 2000.

Commission expires: May 28, 2003

Tammy L. Jones Notary Public

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003