WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/02 13:08 2pgs
Fees:13.00 Taxes:497.65

20021108-0138188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 11-26-05 (AFFIX SEAL)

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0082

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Savage Davis	Irwin Mortgage Corporation	142-08-0-A-039.00CO
(NAME) 133 Holly Forest	(NAME) 9265 Counselor's Row	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Indianapolis, IN 46240	
(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, Paschal O'Dwyer and wife, Tracie O'Dwyer, formerly known as Tracie Narey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy Savage Davis, 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:

Being Unit No. 39 as shown on the plan of Phase I Coronada Town Home Condominiums of record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee , to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paschal O'Dwyer, unmarried and Tracie Narey, unmarried, as Joint Tenants with Right of Survivorship by deed from M. Eliza Graves, Married, dated September 5, 2000, of record in Instrument Number 20000907-0088490, Register's Office for Davidson County, Tennessee. Tracie Narey is now known as Tracie O'Dwyer

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 133 Holly Forest, Nashville, TN 37221
(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 our hands this 31st day of October, 2002.

Paschal O'Dwyer
Paschal O'Dwyer, by Deirdre Kerr, Atty In Fact

Tracie O'Dwyer
Tracie O'Dwyer, by Deirdre Kerr, Atty In Fact

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 Paschal O'Dwyer and Tracie O'Dwyer the bargainor (s), 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 Brentwood, Tennessee this 28th day of October, 2002.

Commission expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVISON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Deirdre Kerr, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Paschal O'Dwyer and Tracie O'Dwyer, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Paschal O'Dwyer and Tracie O'Dwyer. Witness my hand and Notarial Seal this 28th day of October, 2002.

Notary Public

My Commission Expires: 11/27/04

DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212