#5726 Box 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2003.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

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
Stephen Allen	Irwin Mortgage Corporation	150-10-215
(NAME)	(NAME)	
601 Pekoe Circle	10500 Kincaid Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Fishers, IN 46038	
(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, Jesse Sober, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Allen unmarried, 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. 40 on the Plan of Jamestown Estates, Section 3, of record in Plat Book 6900, Page 866, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jesse Sober, by deed of record in Book 10169, Page 90, 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 Jesse Sober by Carolyn Adcock Real Estate as he Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. + , in the Register's Office for Davidson County, Tennessee.

+ 20030619-0084999

unimproved ☐
This is improved ☒ property, known as 601 Pekoe Circle, 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.

Davidson County DEEDWARR
Recvd: 06/19/03 14:20 2pgs
Fees:13.00 Taxes:480.83

20030619-0085000

Witness my/our hand(s) this 9th day of June, 2003.

Jesse Sober by Carolyn Adcock attorney in fact

Jesse Sober

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 9th day of June, 2003, before me personally appeared Carolyn Adcock the person who executed the foregoing instrument on behalf of Jesse Sober and who acknowledged that she executed the same as the free act and deed of the said Jesse Sober, through Power of Attorney granted she by the said Jesse Sober.

Witness my hand and official seal at Nashville, Tennessee this 9th day of June, 2003.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006