Box 31

WARRANTY DEED

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Angela E Hankins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2003.

Lynda Kay Jones
Notary Public

MY COMMISSION EXPIRES: 1/28/04
(AFFIX SEAL)

LYNDA KAY JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/10/03 10:23 2pgs
Fees:13.00 Taxes:299.70
20031210-0177010

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S. Lisa Williamson	Same	98-05-105
(NAME)	(NAME)	
5122 Hunter Point Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	,	
(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,

William W. Irwin and wife, Dorothy S. Irwin,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

S. Lisa Williamson,

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. 6 on the Plan of Hunters Point, Zone Lot Division of Lots 4, 5, 6, and 53, of record in Book 6200, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Dorothy Sandra Irwin, married, by Warranty Deed from Billie Cecilia Eakes Funderburk, ummarried, of record in Book 9404, Page 398, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to William W. Irwin and wife, Dorothy S. Irwin, as joint tenants with right of survivorship, by Quitclaim Deed from Dorothy Sandra Irwin of record in Book 10111, Page 122, said Register's Office.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 5122 Hunter Point Lane, Hermitage, TN 37076
(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 5th day of December, 2003.

MG Catalano
TRACY CATALANO

Louise Asay
Louise Asay

William W. Irwin
William W. Irwin

Dorothy S. Irwin
Dorothy S. Irwin

STATE OF FLORIDA

COUNTY OF Pasco

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named William W. Irwin and wife, Dorothy S. Irwin, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ New Port Richey Florida this 5th day of December, 2003.

Commission expires:

Penny N. Sherwood-Hudson
Notary Public

PENNY N. SHERWOOD-HUDSON
MY COMMISSION # DD 248784
EXPIRES: September 10, 2007
Bonded Thru Notary Public Underwriters