Davidson County DEEDWARR
Recvd: 02/06/04 13:39 2pgs
Fees:13.00 Taxes:1221.00

20040206-0014813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven L. Rutland	Irwin Mortgage Corporation	MAP 117-12
1507 Clairmont Place	10500 Kincaid Drive	
Nashville, Tennessee 37215	Fishers, IN 46038	PARCEL 125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Thousand dollars and Zero cents ($330,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Christopher K. Davis and wife, Serena W. Davis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steven L. Rutland and wife, Jeanine W. Rutland, 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 Lot No. 5 and the westerly 12 ½ feet of Lot 6 of Block C on the Plan of Clairmont Subdivision of record in Book 974, page 8, Register's Office for Davidson County, Tennessee.

SAID Lot and part of said Lot adjoin and front 112 ½ feet on the southerly side of Clairmont Place and run back between lines, 176.82 feet on the westerly line of Lot No. 5 and 176.9 feet, more or less, on the easterly line of part of Lot No. 6 to a dead line on which they measure 112 ½ feet.

BEING the same property conveyed to Christopher K. Davis and wife, Serena W. Davis by deed from Bob S. Mason, Jill Mason Quigg, Timothy A. Mason, Christopher C. Mason and Edward C. Mason, II, as devisees under the Will of Alice Hindman Mason, deceased, and Bob S. Mason, Executor of the Estate of Alice Hindman Mason, deceased.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1507 Clairmont Place, Nashville, TN 37215

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 30th day of January, 2004.

Christopher K. Davis

Serena W. Davis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Christopher K. Davis and Serena W. Davis, 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 this 30th day of January, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

