WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/05 11:20 2 pgs
Fees:13.00 Taxes:1008.07

20050321-0030396

SHANNON PHILBIN NOTARY PUBLIC DAVIDSON COUNTY TENN

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,450.00

Catharine R. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Irwin	CountryWide Home Loans	155-16-A-398CO
(NAME)	(NAME)	
6413 Holly Trace Court	801 Crescent Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(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, **BRADY M. GARDNER AND WIFE, CATHARINE R. GARDNER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES S. IRWIN AND WIFE, CHRISTY M. IRWIN**, 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. 346 on the Plan of Traceside, Section 11, of record in Plat Book 11700, page 59 through 61 and Instrument No. 200009220094253, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Brady M. Gardner and wife, Catharine R. Gardner by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20010706-0072106 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Restrictive Covenants of Record in book 9236, page 504; Book 9435, page 493; Book 9677, page 675; Instrument No. 20010116-0004786 and Instrument No. 20020116-0006610
By-Laws of Record in book 9668, page 899
Charter of the Homeowner's Association of Record in Book 9668, page 894
Plan of Record in Instrument No. 20000922-0094253
Property taxes for the current year

unimproved ☐

This is improved ☒ property, known as **6413 Holly Trace Court, 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 17th day of March, 2005.

Brady M. Gardner

Catharine R. Gardner

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 Brady M. Gardner and wife, Catharine R. Gardner, 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 17th day of March, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007