WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE 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 **$330,000.00**

Sandra Woods Irby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Notary Public

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

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
Sandra Woods Irby	**WR Starkey Mortgage**	**174-0-167**
(NAME)	(NAME)	
868 Preston Road	**5055 W. Park Blvd., Suite 300**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Plano, TX 75093**	
(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, **KATHLEEN M. DALEY, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANDRA WOODS IRBY AND GREGORY W. IRBY, WIFE AND HUSBAND**, 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, State of Tennessee, described as follows, to-wit:

Beginning at a point in the East margin of Preston Road being 1770 feet to S. R/W of Old Franklin Road then leaving the margin of said road S 77 degrees 45' E 1050.68 feet to a point thence S 8 degrees 30' 20" W. 234.60 feet to a point; thence N. 80 degrees 32' 20" W 245.76 feet to a point; thence N. 7 degrees 44' E 34.60 feet to a point; thence N 75 degrees 30' 30" W 813.33 feet to a point; thence with the East margin of Preston Road N 8 degrees 04'40" E 180 feet to the point of beginning

Being the same property conveyed to Kathy M. Daley and husband, Michael J. Daley by deed from Andrew J. Soto and wife, Christine C. Soto of record in Instrument No. 20010117-0005166 **dated January 16, 2001** and further conveyed to Kathleen M. Daley by Quitclaim Deed from Michael J. Daley of record in Instrument No. 20040223-0020458 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **868 Preston Road, 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.

Witness my hand this 31st day of May, 2005.

Kathleen M. Daley
Kathleen M. Daley

Davidson County DEEDWARR
Recvd: 06/02/05 08:10 2 pgs
Fees:13.00 Taxes:1221.00

20050602-0062032

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 Kathy G. Daly, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007