WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2006

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/11/06 11:02 2 pgs
Fees:13.00 Taxes:296.00

20060511-0055319

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-5038

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl D. Huddleston	Irwin Mortgage Corp.	071-08-0-098.00
(NAME)	(NAME)	
415 E Trinity Lane	10500 Kincaid Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Fishers, IN 46037	
(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, Dale H. Miller and wife, Susan R. Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl D. Huddleston, unmarried, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 203 on the Plan of Joywood Heights, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Included in the above description but specifically excluded from this conveyance is that portion of subject property conveyed to the Metropolitan Government of Nashville and Davidson County, of record in Book 6019, Page 957, Register's Office for said County, described as follows:

Beginning at a point, being southeastern corner of property belonging to Thomas J. Escue, Et. Ux., said point being common to Parcel 99 on Map 71-8, as recorded in Book 73, Page 302, Register's Office for said County; thence westerly along the existing northern right-of-way line of East Trinity Lane, bearing N 84 degrees 01 minutes 26 seconds W, 60 feet, more or less, to a point; thence northerly along the existing eastern right-of-way line of Overby Road, bearing N 5 degrees 16 minutes 34 seconds E, 70.3 feet, more or less, to a point; thence easterly with a curve to the left of radius 25 feet, 39.6 feet, more or less, to a point; thence in a straight line, bearing S 84 degrees 01 minutes 26 seconds E 34.7 feet, more or less, to a point on the common property line of Parcels 98 and 99 on Map 71-8; thence along said property line, bearing S 5 degrees 58 minutes 34 seconds W 5 feet, more or less, to the point of beginning.

Being the same property conveyed to Dale H. Miller and wife, Susan R. Miller by deed from REO Management 2002, Inc. dated February 10, 2005 of record in Instrument No. 20050307-0024547, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 415 E Trinity Lane, Nashville, TN 37207
(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 May, 2006.

Dale H. Miller

Susan R. Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale H. Miller and Susan R. Miller 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 Brentwood, Tennessee this 5th day of May, 2006.

Commission expires: 11/10/08

Notary Public

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027