Davidson County DEEDWARR
Recvd: 04/20/07 13:36 3 pgs
Fees:18.00 Taxes:367.04

20070420-0047466

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $99,200.00

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this 16th day of April, 2007.

Notary Public
My commission expires: 1-20-09

05-0704-63522

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kathryn Chaffin 478 Hickory Glade Drive Antioch TN 37013	New Owner	162-01-0-C 084.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth Irelan and Sharon Kimbrell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kathryn Chaffin, an unmarried woman, hereinafter called the Grantees, their successors 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 Unit No. 84, on the Plan of Phase 2, Hickory Glade, of record in Book 6250, Page 889, amended in Book 6900, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ethel M. Gau and Norma Cowart by deed from Elizabeth G. Stone, unmarried, dated 4/25/1997, recorded 4/28/1997, of record in Book 10430, Page 983, Register's Office for Davidson County, Tennessee.

Further being conveyed to Ethel M. Gau, an unmarried woman by quitclaim deed from Norma Cowart, an unmarried woman, dated 3/30/1999, recorded 4/8/1999, of record in Book 11424, page 524. Ethel M. Gau having since died, by will of Ethel M. Gau, of record in Docket #07P66, Office of the Davidson County Probate Court Clerk. Subject property was devised to Kenneth Irelan and Sharon Kimbrell.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 478 Hickory Glade Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of April, 2007.

Kenneth Irelan, Executor

Kenneth Irelan, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth Irelan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in BRENTWOOD, TN, this 16th day of April, 2007.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

WITNESS my hand this 13 day of April, 2007.

Sharon Kimbrell

Sharon Kimbrell

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sharon Kimbrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in DELRAY BEACH, FL, this 13th day of April, 2007.

Heather Wilson

Notary Public

My Commission expires

HEATHER WILSON
MY COMMISSION # DD 246391
EXPIRES: November 15, 2007
Bonded Thru Notary Public Underwriters