Colonial Title



# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/07 13:33 3 pgs
Fees:17.00 Taxes:0.00

20070606-0067887

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kevin R. O'Connell, Notary Public
City of Washington, Washington County
My Commission Expires June 29, 2010

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 216,500.00

R Bob
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2006

Notary Public: ~~Patricia Nicholls~~ Kevin R. O'Connell

MY COMMISSION EXPIRES: ~~04/24/09~~ 6/29/10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| G. William Gregory, Jr. | | Map 147 |
| 639 Durrett Drive | | Group 10 |
| Nashville, TN 37211 | | Parcel 213 |

FOR AND IN 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

**Robert C. Irvin, Jr. and Debra L. Irvin**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**G. William Gregory, Jr.**

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. 7, on the Plan of B. J. Home Builders Subdivision, Section One, (a revision of Lots 3, 5 and 400 on the plat of Whispering Hills, Section 1, of record in Book 2332, Page 82), of record in Plat Book 8250, Page 833, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Irvin, Jr. and wife, Debra L. Irvin by deed from B. J. Home Builders, of record in Book 11171, Page 988, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2481, Page 499, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 833, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 639 Durrett Drive, Nashville, TN 37211

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 19th day of July, 2006.

Robert C Irvin Jr.
Robert C. Irvin, Jr.

Debra L Irvin
Debra L. Irvin

BK/PG:4004/656-657
06039180

| DEED | |
|---|---|
| 08/09/2006 | 08:37 AM |
| BATCH | 79129 |
| MTG TAX | 0.00 |
| TRN TAX | 801.05 |
| REC FEE | 10.00 |
| DP FEE | 2.00 |
| REG FEE | 1.00 |
| TOTAL | 814.05 |

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

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 Robert C. Irvin, Jr. and Debra L. Irvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of July, 2006.

My Commission Expires: 01/24/09

NOTARY PUBLIC

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00002645

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Book Number 4004, page(s) 656, recorded in this office as a DEED from IRVIN ROBERT C JR to GREGORY G WILLIAM JR.

Witness the Official Signature and Seal this 22nd day of May 2007.

Sadie Wade, Register

Deputy Register

