This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140
Drop Box 32
File No.: **07-1735**

Davidson County DEEDWARR
Recvd: 06/29/07 13:05 2 pgs
Fees:13.00 Taxes:747.40
20070629-0077938

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Martha A. Irwin, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Carole Ann Mobley, unmarried ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 5TH AVENUE NORTH AT TAYLOR STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, ACCORDING TO A SURVEY MADE BY GREGORY E. DANIELS, RLS #1489, OF DANIELS & ASSOCIATES. INC., P.O. BOX 3629, BRENTWOOD, TN 37024, DATED AUGUST 30, 2001 AS FOLLOWS:

BEGINNING AT A TACK IN LEAD SET ON THE EASTERLY RIGHT-OF-WAY OF 5TH AVENUE NORTH; SAID POINT BEING S 27 DEG 16' 16" E 35.00 FEET FROM THE SOUTHERLY RIGHT-OF-WAY OF TAYLOR STREET; AND PROCEEDING AS FOLLOWS,

LEAVING SAID EASTERLY RIGHT-OF-WAY OF 5TH AVENUE N 62 DEG 58' 45" E. 105.00 FEET TO AN IRON PIN SET; THENCE,

S 27 DEG 16' 16" E 28.21 FEET TO AN IRON PIN SET; THENCE

S 62 DEG 57' 22" W 105.00 FEET TO A TACK IN LEAD SET ON THE EASTERLY RIGHT-OF-WAY OF 5TH AVENUE NORTH; THENCE,

WITH SAID EASTERLY RIGHT-OF-WAY OF 5TH AVENUE N 27 DEG 16' 16" W 28.25 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARTHA A. IRWIN BY QUITCLAIM DEED FROM SAMUEL J. RAMAGE, RECORDED ON THE 23RD DAY OF NOVEMBER, 2005 IN INSTRUMENT NO. 20051123-0141919, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record. (6) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Meetes and Bounds, as recorded in Plat Book 10, Page(s) 606 (7)Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9183, Page 130 and Book 11625, Page 280

Parcel ID # **82-9-153**
☒ Improved OR
☐ Unimproved property located at: **1328 5th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **25th** day of **June, 2007.**

Martha A Irwin

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Martha A Irwin** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **25th** day of **June, 2007.**

Notary Public

My Commission Expires: 10/2/10

ASHLEY BUSH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$202,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **25th** day of **June, 2007.**

Notary Public

My Commission Expires: 10/2/10

ASHLEY BUSH STATE OF TENNESSEE NOTARY PUBLIC WILSON CO

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Owner's Name: **Carole Ann Mobley**
and Address: [redacted]

814 Kirkwood Ave. Nashville, TN 37204

Mail tax bills to. (Person or Agency responsible for payment of taxes)

Wells Fargo Bank , N.A.
1 Home Campus
Des Moines, IA 50328-4603