Return to: 6070337

Davidson County DEEDWARR
Recvd: 07/06/07 09:44 2 pgs
Fees:13.00 Taxes:1257.63
20070706-0080567

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070337

Send Tax Bills To:
New Owner

New Owner is:
Thomas W. Grassi
6413 Holly Trace Court
Nashville, TN

MAP: 155-16-0A

PARCEL: 398.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James S. Irwin and wife, Christy M. Irwin**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Thomas W. Grassi and wife, Della R. Grassi**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **6413 Holly Trace Court, Nashville, TN 37221**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Traceside, Section II, of record in Plat Book 11700, page 59 through 61 and Instrument Number 200009220094253, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James S. Irwin and wife, Christy M. Irwin, by Warranty Deed from Brady M. Gardner and wife, Catharine R. Gardner, of record in Instrument Number 20050321-0030396, Register's Office for Davidson County, Tennessee, dated March 17, 2005 and recorded March 21, 2005.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JSI
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 2nd day of July, 2007.

GRANTOR(S):

JAMES S. IRWIN

CHRISTY M. IRWIN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James S. Irwin and wife, Christy M. Irwin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 2nd day of July, 2007.

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$339,900.00**.

AFFIANT

SWORN TO and subscribed before me this the 2nd day of July, 2007.

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

NOTARY PUBLIC
My commission expires: 07-25-09