BILL GARRETT, Davidson County
Trans: T20090026121 DEEDWARR
Recvd: 04/21/09 10:05 2 pgs
Fees: 13.00 Taxes: 647.50

20090421-0035943

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 17th day of April, 2009.

Notary Public
My commission expires: 1-10-10

MELANIE D. DuRARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew C. Irvine 686 Brewer Drive Nashville, TN 37211	New Owner	147-14-135.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jon K. Zirkle and wife, Mary Lynne Zirkle,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Andrew C. Irvine and Tiffany M. Irvine, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No., 403 on the Plan of Candlestick Farms, Section Four, of record in Book 3600, page 71, amended in Book 3822, page 7, said Register's Office, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jon K. Zirkle by deed from Mark Kompa and wife Shirley Kompa of record in Instrument 200308260123422, said Register's Office, dated August 15, 2003.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 686 Brewer Drive, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 17th day of April, 2009.

Jon K. Zirkle

Mary Lynne Zirkle

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 **Jon K. Zirkle and Mary Lynne Zirkle,** the bargainor(s), 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 Franklin, Tennessee, this the 17th day of April, 2009.

Notary Public

My Commission expires: _____

FILE NO: 2009041192

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010