WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/09 15:07 3 pgs
Fees:18.00 Taxes:391.83
20090605-0052513

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 12/21/09
(AFFIX SEAL)

TRACY A. HOBBY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Harris	SunTrust Mortgage, Inc.	075120A06900CO
(NAME) 5008 Greer Station Drive	(NAME) 1001 Semmes Ave. Mtg-1833	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ellen Louise Irwin a/k/a Ellen L. Pope, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Harris, 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. 156, on the Plan of Revised Section One, Greer Meadows at Cedar Creek, of record in Plat Book 7900, Page 115, 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 Ellen L. Pope, unmarried, by Warranty Deed dated May 18, 1984 from Linda H. Cobb, unmarried of record in Book 9352, Page 741, Register's Office for Davidson County, Tennessee. Ellen L. Pope and Ellen Louise Irwin are one in the same person.

This instrument is executed on behalf of Ellen Louise Irwin by Brandon Irwin Richards as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090605-0052512, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5008 Greer Station Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 4th day of June, 2009.

Ellen Louise Irwin by: [signature] as Her Attorney in Fact

Ellen Louise Irwin a/k/a Ellen L. Pope
By Brandon Irwin Richards as Her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 4th of June, 2009 before me personally appeared Brandon Irwin Richards, the person who executed the forgoing instrument on behalf of Ellen Louise Irwin, and acknowledged that he executed the same as the free act and deed of the said Ellen Louise Irwin, through Power of Attorney granted Brandon Irwin Richards.

Witness my hand and official seal at Franklin, Tennessee this 4th day of June, 2009.

Commission expires:
11/4/09

[signature]
Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tracy Hobby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

6-26-11

