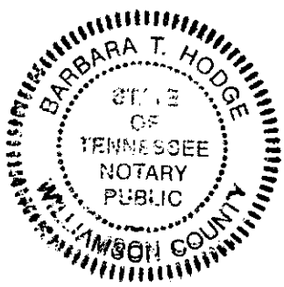
Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$245,500.00

Affiant

Subscribed and sworn to before me, this 10th day of August, 2009.

Notary Public

My commission expires My Commission Expires October 10, 2009

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090056345 DEEDWARR
Recvd: 08/18/09 11:39 2 pgs
Fees:13.00 Taxes:908.35
20090818-0077599

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jayne Irwin	**New Owner**	**Map/Parcel 155-10-0-A-024.00CO**
8445 Indian Hills Drive	**8445 Indian Hill Dr.**	
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Robert H. Tudor and wife, Beth M. Tudor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jayne Irwin, a married woman

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:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of McCrory Trace Estates, of record in Plat Book 6900, pages 720 thru 723, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert H. Tudor and wife, Beth M. Tudor, by Warranty Deed, from Morton E. Hill and wife, Jamileh M. Hill, of record in Book 9686, page 882, Dated May 30, 1995, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, pages 720 thru 723, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 7576, page 846, Book 7241, page 597 and Book 8135, page 257, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utilities District of record in Instrument No. 20021104-0134797, Register's Office for DAVIDSON County, Tennessee. Deed to Home Owners Association of record in Book 7820, page 342, Register's Office for DAVIDSON County, Tennessee. Charter for Home Owners Association of record in Book 7576, page 821, Register's Office for DAVIDSON County, Tennessee. By Laws of record in Book 7576, page 257, Register's Office for DAVIDSON County, Tennessee. Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed. Subject to HOA dues - if any. Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 8445 Indian Hills Drive, Nashville, TN 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 10th day of August, 2009.

Robert H. Tudor

Beth M. Tudor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Robert H. Tudor and Beth M. Tudor , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2009.

Notary Public

My Commission Expires:

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires May 26, 2013

File #: **09843-KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027