Return to: Bridgehouse Title
342 Cool Springs Blvd
Franklin, TN 37067

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090079223 DEEDWARR
Recvd: 11/20/09 14:11 2 pgs
Fees: 13.00 Taxes: 432.90

20091120-0107087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2009.

Notary Public

MY COMMISSION EXPIRES: March 20, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael T. Irwin	Bank of America, N.A.	033040A07600CO
(NAME)	(NAME)	
76 Rolling Meadows Dr.	101 South Tryon St.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Charlotte, NC 28255	
(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, Robert Wayne Neely and Linda Carol Sadler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael T. Irwin, a single person, 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 Rolling Meadows, Phase one, Section 10, of record in Plat Book 9700, Page 62, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Robert Wayne Neely & Linda Carol Sadler, as tenants in common from Ruby Waters Neely by Quit Claim Deed of record as Instrument Number 20030908-0130494, Register's Office for Davidson County, Tennessee

THE HEREIN DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF ROLLING MEADOWS, PHASE ONE, SECTION 10 OF RECORD IN PLAT BOOK 9700, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6593, PAGE 194, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 76 Rolling Meadows Drive, Goodlettsville, TN 37072
(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 our hands this 18th day of November, 2009.

Robert Wayne Neely

Linda Carol Sadler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of November, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Wayne Neely and Linda Carol Sadler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 20, 2010

Deanie L. Gregory
Notary Public, Deanie L. Gregory

