Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100034287 DEEDWARR
Recvd: 06/07/10 09:46 3 pgs
Fees:18.00 Taxes:1295.00
20100607-0043847

ADDRESS NEW OWNER:
Sandra L. Middleton, Trustee
868 Preston Rd
Antioch, TN 37013

SEND TAX BILL TO:
Owner

MAP 174-0
GROUP
PARCEL 167

MORTGAGEE:

None

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sandra Woods Irby and Gregory W. Irby, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Sandra L. Middleton, Trustee of the Sandra L. Middleton Trust dated July 17, 2008**, hereinafter called the GRANTEE, its successors 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, described as follows:

Beginning at a point in the East margin of Preston Road being 1770 feet to S. R/W of Old Franklin Road then leaving margin of said road S 77 deg. 45' E 1050.68 feet to a point; thence S 8 deg. 30' 20" W. 234.60 feet to a point; thence N. 80 deg. 32' 20" W 245.76 feet to a point; thence N 75 deg. 30' 30" W 813.33 feet to a point; thence with the East margin of Preston Road N 8 deg. 04' 40" E 180 feet to the point of beginning.

Being the same property conveyed to Sandra Woods Irby and Gregory W. Irby, wife and husband by deed dated from Kathleen M. Daley, unmarried dated May 31, 2005 of record in Instrument no. 20050602-0062032, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **868 Preston Road, Antioch, Tennessee 37013.**

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, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 the **28th** day of **May, 2010.**

Sandra Woods Irby

Gregory W. Irby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sandra Woods Irby and Gregory W. Irby, wife and husband**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of May, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of May, 2010.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

