WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF April, 2011.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

R-ZC-11-434

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jayne W. Irwin	New owner	
434 Westfield Drive (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	128130A43400CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JESSICA DEL CARMEN BARRERA KNOTTS AND HUSBAND, JOSH KNOTTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAYNE W. IRWIN married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 434 OF WESTFIELD CONDOMINIUMS CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6678, PAGE 771, AS AMENDED IN BOOK 6736, PAGE 110, AND FURTHER AMENDED IN BOOK 6801, PAGE 962, BOOK 6831, PAGE 982 AND BOOK 7271, PAGE 256, SAID REGISTER'S OFFICE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT "C" OF SAID MASTER DEED, AS AMENDED. REFERENCE IS HEREBY MADE TO THE PLAT OF WESTFIELD CONDOMINIUMS AS SET FORTH AS EXHIBIT "D" OF SAID AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 6831, PAGE 982, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JEZABEL BARRERA, UNMARRIED BY DEED FROM TIFFANY PAGE ZIMMERMAN, UNMARRIED, DATED 07/06/2006 AND FILED FOR RECORD ON 07/27/2006 IN INSTRUMENT 200607270090733, AS RE-RECORDED 12/04/2006 IN INSTRUMENT 200612040148927, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO SEE AFFIDAVIT OF SCRIVENER'S ERROR IN INSTRUMENT 200612060150722.

JEZABEL BARRERA, HAVING SINCE MARRIED IS NOW KNOWN AS JESSICA DEL CARMEN BARRERA KNOTTS. HER SPOUSE, JOSH KNOTTS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS, INCLUDING THOSE LISTED IN PLAT BOOK 6250, PAGE 748; BOOK 6551, PAGE 988; BOOK 6678, PAGE 771, AS AMENDED IN BOOK 6736, PAGE 110, BOOK 6801, PAGE 962, BOOK 6831, PAGE 982, AND BOOK 7271, PAGE 256 AND BOOK 4851, PAGE 918, AND BOOK 7803, PAGE 694, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 434 Westfield Drive, Nashville, Tennessee 37221-0140
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20110023355 DEEDWARR
Recvd: 04/20/11 13:16 2 pgs
Fees:13.00 Taxes:444.00
20110420-0030510

Witness my/our hand(s) this 7th day of April, 2011.

Jessica Del Carmen Barrera Knotts

Josh Knotts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica Del Carmen Barrera Knotts and Josh Knotts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of April, 2011.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903