WARRANTY DEED

G-AVE-11-426

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Irwin	WR Starkey Mortgage, LP	
426 Old Towne Drive (ADDRESS)	5055 W. Park Blvd., Ste. 300 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Plano, TX 75093 (CITY) (STATE) (ZIP)	160160C01400CO

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, we ANGELA D. MOORE BRIMM, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM A. IRWIN , A MARRIED MAN, 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 14, PLAN OF THE TERRACES AT BRENTWOOD CHASE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20001103-0109137, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANGELA D. MOORE BY WARRANTY DEED FROM JOHN H. FANNING, A MARRIED PERSON AND LARRY DROSKI, A MARRIED PERSON, RECORDED ON THE 2ND DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030402-0043768, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID ANGELA D. MOORE BEING ONE AND THE SAME AS ANGELA D. MOORE BRIMM.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED TO CONVEY ANY INTEREST, MARITAL OR OTHERWISE, THAT HE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT OF RECORD IN INSTRUMENT NO. 20001103-0109137; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20000531-0053797, 20000531-0053798, 20000831-0086366, 20001214-0123057, 20010119-0005975, 20010328-0029845, 20041206-0144631 AND 20000831-0086367; BY-LAWS OF RECORD IN INSTRUMENT NO. 20001214-0123058; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20001214-0123056; CONVEYANCE TO HOA BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20010208-0012530; DRAINAGE EASEMENT OF RECORD IN BOOK 7902, PAGE 389; RESTRICTIONS SET OUT IN DEED OF RECORD IN INSTRUMENT NO. 2000831-0086367; STORMWATER DETENTION AGREEMENTS OF RECORD IN BOOK 11115, PAGE 281, AND BOOK 11115, PAGE 286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 426 Old Towne Drive, Brentwood, Tennessee 37027
(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:T20110051426 DEEDWARR
Recvd: 08/22/11 09:06 2 pgs
Fees:13.00 Taxes:777.00
20110822-0064623

Witness my/our hand(s) this 19th day of August, 2011.

Angela D. Moore Brimm

Angela D. Moore Brimm

Jeffrey H. Brimm

Jeffrey H. Brimm

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela D. Moore Brimm and Jeffrey H. Brimm, 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 19th day of August, 2011.

Dana Delworth

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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