THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20120047748 DEEDWARR
Recvd: 06/28/12 12:02 2 pgs
Fees:13.00 Taxes:784.40

20120628-0056805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-6-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Hosmer Irwin	Owner	MAP 61-8
4117 Brush Hill Road	1132 1/2 W. KENSINGTON RD	PARCEL 50
Nashville, TN 37216	LOS ANGELES, CA 90026	
(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, **Bryan Dale Webb and wife, Julie H. Webb and Wayne S. Estes and wife, Sarah L. Estes and Judith Kimberly Estes, a single person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Hosmer Irwin and wife, Raeana Irwin,** 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. 5, Block 2, on the Map of A. J. McGaughey's Second Haysboro Subdivision, as of record in Book 547, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Bryan Dale Webb and wife, Julie H. Webb (as to a 1/3 interest) and Wayne S. Estes and wife, Sarah L. Estes and Judith Kimberly Estes (as to a 2/3 interest) by deed recorded as instrument 20061207-0151570, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4117 Brush Hill Road, Nashville, TN 37216.**

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 the 27 day of June 2012.

By _____
Bryan Dale Webb

Julie H. Webb by By _____ her atty in fact
Julie H. Webb by Bryan Dale Webb, Attorney-in-Fact

_____
Sarah L. Estes

Wayne S. Estes by Sarah L. Estes, Attorney-in-Fact
Wayne S. Estes by Sarah L. Estes, Attorney-in-Fact

Judith Kimberly Estes by Sarah L. Estes, Attorney-in-Fact
Judith Kimberly Estes by Sarah L. Estes, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bryan Dale Webb and Sarah L. Estes** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27 day of June, 2012.

My Commission expires 1-9-16

Notary Public

JAMES A. WIECHTER DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah L. Estes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Judith Kimberly Estes and Wayne S. Estes**, as her Attorney in Fact, as the free act and deed of the within named **Judith Kimberly Estes and Wayne S. Estes**.

Witness my hand and official seal this the 27 day of June, 2012.

My Commission expires 1-9-16

Notary Public

JAMES A. WIECHTER DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bryan Dale Webb** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Julie H. Webb**, as her Attorney in Fact, as the free act and deed of the within named **Julie H. Webb**.

Witness my hand and official seal this the 27 day of June, 2012.

My Commission expires 1-9-16

Notary Public

JAMES A. WIECHTER DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC