WARRANTY DEED

R-FAMC-12-89

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Barbara A. Ishmael
Affiant

Subscribed and sworn to before me, this 3rd DAY OF December, 2012.

C. Joy Carney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 23, 2015

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
Barbara A. Ishmael	Franklin American Mortgage Company	
89 Peachtree Street	501 Corporate Centre Dr # 400	
Nashville, TN 37210	Franklin, TN 37067	119-06-0-030.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 MELISSA G. IRWIN AND HUSBAND, JOE E. IRWIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BARBARA A. ISHMAEL, UNMARRIED, 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 LOT NO. 87 ON THE PLAN OF STERLING HEIGHTS, SECTION THREE OF RECORD IN PLAT BOOK 1424, PAGE 113, AMENDED IN BOOK 1759, PAGE 373, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MELISSA G. ISHMAEL-IRWIN AND HUSBAND, JOE E. IRWIN BY WARRANTY DEED FROM ELIZABETH H. HUMMEL, UNMARRIED OF RECORD AT INSTRUMENT NO. 20050929-0117323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 28, 2005 AND RECORDED ON SEPTEMBER 29, 2005. MELISSA G. ISHMAEL-IRWIN IS ONE AND SAME PERSON AS MELISSA G. IRWIN.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1424, PAGE 113, AMENDED IN BOOK 1759, PAGE 373, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 89 Peachtree Street, Nashville, Tennessee 37210
(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:T20120093528 DEEDWARR
Recvd: 12/06/12 15:08 2 pgs
Fees:13.00 Taxes:347.80
20121206-0112686

Witness my/our hand(s) this 3rd day of December, 2012.

Melissa G. Irwin

Joe E. Irwin by Melissa G. Irwin,
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, Melissa G. Irwin, 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 3rd day of December, 2012.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of December, 2012, before me personally appeared Melissa G. Irwin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joe E. Irwin and who acknowledged he/she/they executed the same as the free act and deed of the said Joe E. Irwin.

Witness my hand and official seal, this the 3rd day of December, 2012.

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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