WARRANTY DEED

ET-13-2874

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/20/15

(AFFIX SEAL)

JERI ROPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Milliard	John B. Milliard	
5173 Hunters Point (ADDRESS)	5173 Hunters Point (NAME) (ADDRESS)	98-5-189.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (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 JOSEPH S. IRWIN AND WIFE, ANN MARIE IRWIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN B. MILLIARD AND AND WIFE, BONNIE K. MILLIARD, 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 35A, HUNTER'S POINT SUBDIVISION, ZONE LOT DIVISION OF LOT 35, as shown on plat of record in Plat Book 5200, Page 736, amended in Book 8250, Page 401, 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 by Quitclaim Deed from Joseph S. Irwin to Joseph S. Irwin and wife, Ann Marie Irwin as recorded on the 28th day of August, 2012 in Instrument No. 20120828-0077425 and Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association to Joseph S. Irwin as recorded on the 28th day of August, 2012 in Instrument No. 20120828-0077424, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including but not limited to the following:
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3814, Page 592, Book 3897, Page 925, Book 6207, Page 609, Book 6279, Page 741 and Book 9642, Page 929; and Restrictions set out in Deed recorded at Instrument No. 20120828-0077424, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5173 Hunters Point, Hermitage, Tennessee 37076
(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:T20130017927 DEEDWARR
Recvd: 03/05/13 09:55 2 pgs
Fees:13.00 Taxes:321.53
20130305-0021803

Witness my/our hand(s) this 19th day of February, 2013.

Joseph S. Irwin

Ann Marie Irwin

STATE OF Tennessee

COUNTY OF Wilson

On this the 19th day of February, 2013, before me personally appeared Joseph S. Irwin and wife, Ann Marie Irwin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of February, 2013.

Notary Public

My Commission Expires: 10/20/16

(SEAL)

JERI ROPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520