RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133275

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20130064786 DEEDWARR
Recvd: 07/30/13 08:34 2 pgs
Fees:13.00 Taxes:647.50
20130730-0078938

STATE OF TENNESSEE.
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

M. Merle
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of July, 2013.

Leslie Garside
NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Travis D. Irwin<br>Deborah S. Irwin<br>Mark A. Butler<br>Bethany I. Butler<br>1219 Bainbridge Drive<br>Nashville, TN, 37211 | Travis D. Irwin<br>Deborah S Irwin<br>321 Cedar Springs Rd<br>Athens Tn 37303 | 161060A097.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Five Thousand and 00/100 Dollars ($175,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JANELLE NICOLE SANDERS AND HUSBAND, THOMAS BINGHAM SANDERS, JOINT TENANTS**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **TRAVIS D. IRWIN AND WIFE, DEBORAH S. IRWIN, A ONE-HALF UNDIVIDED INTEREST AS TENANTS IN COMMON WITH RIGHT OF SURVIVIORSHIP AND MARK A. BUTLER AND WIFE, BETHANY I. BUTLER, A ONE-HALF UNDIVIDED INTEREST AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 97 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Janelle Aaron, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada general partnership, dated 12/12/2008, recorded 1/13/2009, of record in Instrument No. 20090113-0003114, in the Register's Office for

Davidson County, Tennessee.

Being the same property conveyed to Richard A. Northcutt, Trustee, by Trustee's Quitclaim Deed from Janelle Nicole Sanders, dated 11/5/2010, recorded 11/16/2010, of record in Instrument No. 20101116-0091523, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janelle Nicole Sanders and husband, Thomas Bingham Sanders, joint tenants, by Trustee's Quitclaim Deed from Richard A. Northcutt, Trustee, dated 11/5/2010, recorded 11/16/2010, of record in Instrument No. 20101116-0091523, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1219 Bainbridge Drive, Nashville, TN, 37211.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11 day of July, 2013.

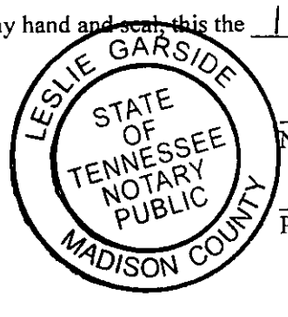
**JANELLE NICOLE SANDERS**

**THOMAS BINGHAM SANDERS**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Janelle Nicole Sanders and Thomas Bingham Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and ~~seal,~~ this the 11 day of July, 2013.




Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014