(1)

BILL GARRETT, Davidson County
Trans:T20140020722 DEEDWARR
Recvd: 03/27/14 15:15 2 pgs
Fees:13.00 Taxes:1295.00
20140327-0025524

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 25th day of March 2014.

Notary Public
My commission expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen M. Irvin, Trustee	12 Denali, Dr San Mateo, CA 94403	171080A08300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Herbert G. Lewis, III an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Karen M. Irvin, Trustee of the Karen M. Irvin Living Trust dated December 14, 2013, and any amendments thereto, hereinafter called the Grantee(s) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 83, on the Plan of Cottonport Plantation, Phase II, of record in Plat Book 6900, page 950, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Herbert G. Lewis, III by Quitclaim Deed from Amber L. Degryse of record in Instrument No. 20100301-0015225, dated 02/23/10, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Cottonport Plantation, Phase 2, of record in Book 6900, Page 950, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7430 page 784, and amended in Book 7565, page 57, Book 7637, page 925, Book 7824, page 254, Book 7897, page 576, and Book 8313, page 932 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Cottonport Plantation Homeowners Association of record in Book 7621 Page 690 and Book 7981, page 971 5) Bylaws for Cottonport Plantation Homeowners Association of record in Book 7637 Page 969 6) Storm Water Detention Agreement of record in Book 7350, page 137

This property is improved property known as 1041 Beech Tree Lane, Brentwood, Tennessee 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 24th day of March, 2014.

Herbert G. Lewis, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert G. Lewis, III the bargainor(s), 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 official seal at Brentwood, Tennessee, this 24 day of March, 2014.

Notary Public

My Commission expires: 2/22/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 08094