WARRANTY DEED



STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 2-22-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Irwin	SAME	75-07-0/222.00
(NAME)	(NAME)	
262 Saundersville Ferry Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, Ethel McCullough, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Don Irwin and Cynthia Irwin Feinstein as tenants in common with rights of survivorship**, 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:

Being Lot No. 47 of Rachel's Square, Section II, as shown on the Amendment and Revision of Rachel's Square, Section I and II, of record in Plat Book 6250, page 538-543, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ethel McCullough by Quitclaim Deed from Mark Hopkins, dated December 31, 2008 and filed for record February 11, 2009 as Instrument No. 20090211-0011991 in the Register's Office for Davidson County, Tennessee

Subject to any and all matters on the Plan of record in Book 5200, page 623-625, revised in Plat Book 6250, page 538-543, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants, Conditions and restrictions of record in Book 6455, page135, amended in Book 6619, page 777 and further amended in Book 8030, page 757, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 6619, page 782, Register's Office for Davidson County, Tennessee.

Subject to an Affidavit of Colony Downs Home Owner's Association of record in Book 11627, page 594, Register's Office for Davidson County, Tennessee.

Subject to Charter of Colony Downs HOA of record in Book 7278, page 891 and Book 8030, page 759, Register's Office for Davidson County, Tennessee.

The current years taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 304 Andrew Jackson Place Unit A & B, Hermitage, TN 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 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.

BILL GARRETT, Davidson County
Trans:T20140040703 DEEDWARR
Recvd: 06/10/14 10:04 3 pgs
Fees:18.00 Taxes:449.55
20140610-0050269

Witness my hand this 6th day of June, 2014.

Ethel McCullough

Ethel McCullough

STATE OF

COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Ethel McCullough the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of June, 2014.

Commission expires:

Please See attached Notary

Notary Public

All-Purpose Acknowledgment

State of California

County of Sacramento

On June 4th, 2014 (date) before me, Claudia Medina, Notary public (name, title of officer), personally appeared Ethel Mccullough (name(s) of signer(s)), who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

CLAUDIA MEDINA
Commission # 1954042
Notary Public - California
Sacramento County
My Comm. Expires Oct 23, 2015

WITNESS my hand and official seal.

Signature _____ (Seal)

Notary For Warranty Deed.

A-67 (Rev. 12-28-07)