BILL GARRETT, Davidson County
Trans:T20140058483 DEEDWARR
Recvd: 08/11/14 09:25 2 pgs
Fees:13.00 Taxes:340.40
20140811-0071947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 92,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2014.

Notary Public

My commission expires: 8/16/14

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PAVEL NEMEC	Same address	**16300016700**
5088 MT VIEW RD	as new Owner	
ANTIOCH, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

GREG IRBY and SANDRA IRBY, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAVEL NEMEC, AN UNMARRIED PERSON

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:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TN: LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON, TENNESSEE, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A STONE ON THE COUNTY ROAD; ROBERT WALKERS NORTHEAST CORNER; THENCE WITH HIS EAST LINE SOUTHERLY 23 POLES TO A STAKE; THENCE EASTERLY 7 POLES TO A STAKE; THENCE NORTHERLY 23 POLES TO THE COUNTY ROAD; THENCE WESTERLY SAID ROAD 7 POLES, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GREG IRBY AND SANDRA IRBY, HUSBAND AND WIFE, BY WARRANTY DEED FROM CPI HOUSING FUND, LLC., DATED 09/16/2011 AND RECORDED ON 09/20/2011 IN INSTRUMENT NUMBER 20110920-0072876, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 5088 MT VIEW RD, ANTIOCH, TN 37013.

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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 in 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.

Witness my/our hand(s) this 31st day of July, 2014.

GREG IRBY

SANDRA IRBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GREG IRBY and SANDRA IRBY, the within named Grantor(s), 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, at office, this 31st day of July, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY