BILL GARRETT, Davidson County
Trans:T20140064856 DEEDWARR
Recvd: 09/02/14 12:06 2 pgs
Fees:13.00 Taxes:508.75
20140902-0079715

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $137,500.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2014.

Notary Public
My commission expires: 11-3-15

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

06-1407-75752

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua Eidson	Primary Residential Mortgage	098-05-0-124.00
5148 Hunters Point Ln.	1480 North 2200 West	
Hermitage TN 37076	Salt Lake City, UT 84116	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joey S. Irwin, Jr., a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joshua Eidson and wife, Rachel Eidson**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 25, on the Plan of Hunter's Point Subdivision, of record in Book 5200, Page 736, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Mayo by deed from Kerry R. Kincaid and wife, Valerie Kincaid, dated July 6, 2007, recorded July 25, 2007, of record in Instrument No. 20070725-0088309, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James L. Deatrick, Jr. by Substitute Trustee's Deed from Robert J. Solomon, Successor Trustee, dated May 13, 2014, recorded June 3, 2014, of record in Instrument No. 20140603-0047547, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joey S. Irwin, Jr. by Quitclaim Deed from James L. Deatrick, Jr., unmarried, dated May 30, 2014, recorded June 3, 2014, of record in Instrument No. 20140603-0047548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This property is improved property known as 5148 Hunters Point Ln., Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of August, 2014.

Joey S. Irwin, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joey S. Irwin, Jr. and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 29th day of August, 2014.

Notary Public
Davidson



My Commission expires 11-3-15