WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 09/19/14 11:09 3 pgs
Fees:18.00 Taxes:936.10
20140919-0086212

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan J. Burton	Acopia ~~New Owner~~ Home Loans	147-14 135.00
(NAME)	(NAME)	
686 Brewer Drive	306 Northcreek Blvd Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Goodlettsville TN 37072	
(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, **Andrew C. Irvine and Tiffany M. Irvine, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan J. Burton and Mary M. Burton, husband and wife**, 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:

Land in Davidson County, Tennessee, BEING Lot No. 403 on the Plan of Candlestick Farms, Section Four, of record in Book 3600, page 71, amended in Book 3822, page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Andrew C. Irvine and Tiffany M. Irvine, husband and wife, by Warranty Deed from Jon K. Zirkle and wife, Mary Lynne Zirkle, dated April 17, 2009, of record in Instrument No. 20090421-0035943, Register's Office for to Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3600, page 71 and Book 3822, page 71; restrictions of record in Book 3811, page 978 and Book 3822, page 75; all of record in the Register's Office for Davidso County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 686 Brewer Drive, Nashville, TN 37211

(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.

Witness our hands this 18th day of September, 2014.

Andrew C. Irvine

Tiffany M. Irvine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Andrew C. Irvine and Tiffany M. Irvine, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of September, 2014.

Notary Public

My Commission Expires: 10/12/14

KIM LABOONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

