WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150041689 DEEDWARR
Recvd: 05/29/15 10:06 2 pgs
Fees: 13.00 Taxes: 1609.13
20150529-0049555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert Busler, Jr. and Rachel Busler	Peoples Home Equity, Inc.	180 02 0A 051.00
(NAME)	(NAME)	
1216 Beech Hollow Drive	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Thirty-Four Thousand Nine Hundred And No/100 Dollars ($434,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John R. Irvin and Linda D. Smith-Irvin, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Busler, Jr. and Rachel Busler, 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. 10 on the Plan of the Ridge at Stone Creek Park, Section Two, a Planned Unit Development, as of Record in Instrument No. 20060120-0007577, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John R. Irvin and Linda D. Smith Irvin, husband and wife by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, dated August 21, 2006 and recorded August 24, 2006 in Instrument No. 200608240104378 in the said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John R. Irvin and Linda D. Smith Irvin, husband and wife, as tenants by the entirety by Quitclaim Deed from John R. Irvin and Linda D. Smith Irvin a/k/a Linda S. Irvin, husband and wife, dated October 25, 2012 and recorded November 16, 2012 as Instrument No. 20121116-0105694, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-151910

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1216 Beech Hollow Drive, Nashville, TN 37211

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, has 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 27th day of May, 2015.

John R. Irvin

Linda D. Smith-Irvin

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.John R. Irvin and Linda D. Smith-Irvin, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

File Number: GRN-151910