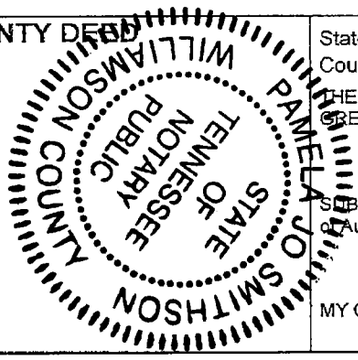
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 5/20/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly Marie Van Disseldorp	Iberiabank Mortgage Company	004-00-0-034.00
(NAME)	(NAME)	
8473 Whites Creek Pike	12719 Cantrell Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/26/15 10:05 3 pgs
Fees:18.00 Taxes:573.13
20150826-0086285

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John P. Irwin, Executor for the Estate of Frank L. Irwin, Jr. and John P. Irwin and Mary Irwin Stokes, Co-Trustees of the William W. Irwin Sr. Revocable Trust dated June 3, 2008, sole devisee under the Last Will & Testament of William W. Irwin, Sr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kelly Marie Van Disseldorp, a married 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:

Situated in the 14th Civil District of Davidson County, Tennessee, as follows:

BEGINNING at the northeast corner of this tract, a corner to J.W. Moss property in the west line of the right of way to the Whites Creek Pike; thence running with the line of said J.W. Moss, N. 87 deg. W. 694 feet to a stone, a corner to R.K. Garrett; thence with the fine of said R.K. Garrett, S. 12 deg. W. 258.4 feet to an iron pin; thence S. 871/2 deg. E. 793 feet to the above mentioned line of road right of way; thence said right of way line, N. 5 deg. E. 255.1 feet to the beginning, containing 4.4 acres, more or less.

BEING the same property conveyed to Frank Leslie Irwin, Sr. and wife Katherine O. Irwin, by Warranty Deed from Turner L. Suter and wife, Sue Garrett Suter, dated 11/5/71 and recorded 11/8/71 in Book 4551, Page 246, in the Register's Office of Davidson County, Tennessee. The said Frank Leslie Irwin Sr. having since predeceased Katherine O, Irwin having since died on or about June 1, 1985, thereby vesting subject property in Frank L. Irwin, Jr. and William W. Irwin Sr. her heirs at law, pursuant to Affidavit of Heirship recorded 10/12/05 in Instrument No. 20051012-0122973, in the Register's Office of Davison County, Tennessee. The said Frank L. Irwin, Jr. died testate on January 26, 2015. Pursuant to the terms of his Last Will & Testament, any real property owned at the time of his death is to be treated as part of the probate estate and under the control of the Executor. See Last Will & Testament of Frank Leslie Irwin Jr., Probate Court Clerks Office for Davidson County, Tennessee No. 15P-290. The said William W. Irwin Sr. died testate on April 30, 2014, a resident of Harrison County, Mississippi, leaving John P. Irwin and Mary Irwin Stokes, Co-Trustees of the William W. Irwin Sr. Revocable Trust dated June 3, 2008 as the sole legatee and devisee under the Last Will and Testament of William W. Irwin Sr. See Muniment of Title Probate of the Last Will and Testament of William W. Irwin Sr. in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) No. 15P-288.

unimproved ☐

This is improved ☑ property, known as 8473 Whites Creek Pike, Joelton, TN 37080
(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 my/our hands this 24 day of August, 2015.

Estate of Frank L. Irwin, Jr.

, EXECUTOR OF THE ESTATE OF FRANK L. IRWIN, JR.
By: John P. Irwin, Executor

William W. Irwin Sr. Revocable Trust dated June 3, 2008

, Co-Trustee
By: John P. Irwin, Co-Trustee

Co-Trustee
By: Mary Irwin Stokes, Co-Trustee

State of Mississippi

County of Harrison

Personally appeared before me, John P. Irwin, Executor of the Estate of Frank L. Irwin, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24 day of August, 2015.

Cynthia Gayle Sharp
Notary Public Cynthia Gayle Sharp
My Commission Expires: April 9, 2016

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 89204 CYNTHIA GAYLE SHARP Commission Expires April 9, 2016 HARRISON COUNTY

State of Mississippi

County of Harrison

Personally appeared before me, John P. Irwin and Mary Irwin Stokes, Co-Trustees of the William W. Irwin Sr. Revocable Trust dated June 3, 2008, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they as such Co-Trustees, executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24 day of August, 2015.

Cynthia Gayle Sharp
Notary Public Cynthia Gayle Sharp
My Commission Expires: April 9, 2016

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 89204 CYNTHIA GAYLE SHARP Commission Expires April 9, 2016 HARRISON COUNTY

True Copy Certification

I, Robyn DuBray, 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 therewith 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, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray 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:3/20/18

