PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150093488 DEEDWARR
Recvd: 11/03/15 09:35 2 pgs
Fees:13.00 Taxes:1702.00
20151103-0111704

W & I Ref: (DM) Title No.: 57880
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lester Irwin Ruth Irwin 904 Whiteheath Court Nashville, TN 37221	Same as owner

TAX MAP PARCEL NUMBERS: 142160A03500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$460,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Herb Anderson, devisee under the Last Will and Testament of Robert J. Anderson III,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lester Irwin and spouse, Ruth Irwin,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Devon Park, Phase One, of record in Book 5200, pages 670-672, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Robert J. Anderson III by Warranty Deed from STM Devon Park Partnership, dated March 15, 1984 and recorded on March 21, 1984, of record in Book 6253, page 396, Register's Office for Davidson County, Tennessee. The said Robert J. Anderson III has since died. The Last Will and Testament of Robert J. Anderson III of record in Docket No. 97P1448 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division devised subject property to Nancy Herb Anderson.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 5200, pages 670-672, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, Book 6541, page 542, Book 6967, page 156, and By Laws in Book 8376, page 53, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 904 Whiteheath Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of October, 2015.

Nancy Herb Anderson

State of Tennessee

County of Davidson

On this 26th day of October, 2015, before me the undersigned authority, personally appeared Nancy Herb Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $460,000.00.

Affiant

Sworn and subscribed before me this 26th day of October, 2015.

Notary

My Commission Expires: 06-19-16

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-19-2016