BILL GARRETT, Davidson County
Trans:T20160017101 DEEDWARR
Recvd: 03/02/16 10:22 2 pgs
Fees:13.00 Taxes:688.20
20160302-0019828

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $186,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of February, 2016.

Notary Public
My commission expires: 5/23/16

STATE OF TENNESSEE NOTARY PUBLIC TONJA COX RUTHERFORD COUNTY

04-1601-55883

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Irwin Revocable Trust and John O. Irwin, II, Revocable Trust 1916 Brookmeadow Court Hermitage TN 37076	Jeff Irwin 4340 Chesney Glen Drive Hermitage, TN 37076	064-16-0-D-061.00-CO

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, **Elizabeth M. Varner, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Irwin, Trustee of the David Irwin Revocable Trust dated July 17, 2015, and any amendments thereto, as to a 50% undivided interest and John O. Irwin, II, Trustee of the John O. Irwin, II, Revocable Trust dated August 18, 2015, as to a 50% undivided interest**, 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. 175, on the Plan of Section Two, Truxton Park, of record in Instrument No. 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Warren McKemie, a single person by deed from Charles R. Shepherd, unmarried, dated May 9, 2007, recorded May 10, 2007, of record in Instrument No. 20070510-0056175, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Elizabeth M. Varner, unmarried by deed from Warren McKemie, dated February 24, 2014, recorded February 28, 2014, of record in Instrument No. 20140228-0017391, 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.

This property is improved property known as 1916 Brookmeadow Court, 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 February, 2016.

Elizabeth M. Varner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Elizabeth M. Varner**, 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 Smyrna, TN, this 29th day of February, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

