BILL GARRETT, Davidson County
Trans:T20160027445 DEEDWARR
Recvd: 04/05/16 10:44 2 pgs
Fees:13.00 Taxes:259.00
20160405-0032397

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| David Kyle Irwin<br>233 Bailey St.<br>Goodlettsville, TN 37072 | David Kyle Irwin<br>233 Bailey St.<br>Goodlettsville, TN 37072 | 043090/091.00 |

**THIS INDENTURE,** made this 31st day of March, 2016 between

**David Michael White and Catherine Marie Ragsdale**

of Onslow County North Carolina & Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

**David Kyle Irwin and Alexander Walker**

of Davidson County Tennessee, & Adams County, Colorado hereinafter referred to as **Grantee.**

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 of Block "D" on the Map of Woodlawn Estates of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Michael White (aka David White) and Catherine Marie Ragsdale (aka Cathie Ragsdale) by Last Will and Testament from Verda P. Bean of record in Instrument Number 20160121-0006145, Register's Office for Davidson County, Tennessee and Probate No. #16P-24, Seventh Circuit for Davidson County, Tennessee Probate Division. Cleston H. Bean having predeceased Verda P. Bean on 11/19/15.

This is ( X) improved ( ) unimproved property known as: 223 Cumberland Ave. Madison, TN 37115

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

David Michael White by Catherine Marie Ragsdale attorney in fact
David Michael White by Catherine Marie Ragsdale attorney in fact

Catherine Marie Ragsdale
Catherine Marie Ragsdale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Catherine Ragsdale, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 31st day of March, 2016.

Karen B. Heavener
Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2016, before me personally appeared Catherine Marie Ragsdale, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of David Michael White, and who acknowledged that he/she executed the same as the free act and deed of David Michael White.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 31st day of March, 2016.

Karen B. Heavener
Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $70,000.00.

Catherine Marie Ragsdale
Affiant

Sworn to and subscribed before me, this 31st day of March, 2016.

Karen B. Heavener
Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19