01288-31641

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160044085 DEEDWARR
Recvd: 05/25/16 13:34 2 pgs
Fees: 13.00 Taxes: 1184.00
20160525-0052630

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Irwin	NEW OWNER	129-15-O-021.00
(NAME)	(NAME)	
921 Percy Warner Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Norma Volz, Executrix for the Estate of Philip Trauernicht**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Scott Irwin**, hereinafter called the GRANTEE(S), 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. 131, on the plan of Section 1, Warner Park Valley, of record in Plat Book 3600, Pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Philip V. Trauernicht by Deed from Leanne C. Trauernicht, dated 12/06/2001, recorded 12/06/2001, of record in Instrument No. 20011206-0134558, in the Register's Office for Davidson County, Tennessee. Philip Trauernicht died testate on 11/14/2015, appointing Norma Ann Trauernicht Volz as Executrix as evidenced in his Last Will & Testament under Docket No. 15P2119, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 921 Percy Warner Boulevard, Nashville, TN 37205
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of May, 2016.

Norma Volz, Executrix for the Estate of Philip Trauernicht

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Norma Volz, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, proved herself to be the Executriz for the Estate of Philip Trauernicht, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2016

Notary Public
My commission expires: 1/15/17

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027