WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160067451 DEEDWARR
Recvd: 08/04/16 14:17 2 pgs
Fees:13.00 Taxes:646.51
20160804-0081015

2016

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 174,732.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 29th DAY OF July2016

Notary Public

MY COMMISSION EXPIRES: 2/28/20
(Affix Seal)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John O Irwin, II, Trustee	John O Irwin, II, Trustee	87-1A-53.00
4340 Chesney Glen Dr	4340 Chesney Glen Dr	
Hermitage, Tn 37076	Hermitage, Tn 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ***James Fleming and wife Kerry Fleming***

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***John O Irwin, II, Trustee of the John O. Irwin, II Revocable Trust dated August 18, 2015***

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:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section 1B, Chesney Glen, of record in Plat Book 9700, page 289, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Fleming, an unmarried man by Warranty Deed from dated Front Porch Realty, LLC and filed for record on of record in Instrument #20121205-0111676, said Register's Office for said County.

All matters as set forth per Plat Book 9700, page 215, Plat Book 9700, page 289, said Register's Office.

Stormwater detention Agreement of record in Book 10357, page 915, said Register's Office.

Charter of record in book 10290, page 256, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 10420, page 356, book 11577, page 623, said Register's Office.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; All applicable government and zoning regulations.

This is: Unimproved ( )
Improved (xx) Property, known as **4261 Chesney Glen Drive, Hermitage, TN 37076**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands on this the 29th day of July, 2016.

James Fleming

Kerry Fleming

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Fleming and wife Kerry Fleming** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2016.

Commission Expires: 2/6/17

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

Notary Public