BILL GARRETT, Davidson County
Trans:T20160091428 DEEDWARR
Recvd: 10/17/16 13:38 2 pgs
Fees:13.00 Taxes:725.20
20161017-0109513

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0820HV

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

Affiant

MEGAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of ~~September~~ October, 2016.

Notary Public
Commission Expires: 3/21/2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bryan Billadeau 8473 Whites Creek Pike Joelton, TN 37080	MLD Mortgage Inc 30B Vreeland Road Florham Park, NJ 07932	004-00-0-034.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Kelly Marie Van Disseldorp, a married person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chancie Neal and Bryan Billadeau, wife and husband and Tony Neal, a married man

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:

Situated in the 14th Civil District of Davidson County, Tennessee, as follows:

BEGINNING at the northeast corner of this tract, a corner to J.W. Moss property in the west line of the right-of-way to the Whites Creek Pike; thence running with the line of said J.W. Moss, North 87 degrees West 694 feet to a stone, a corner to R.K. Garrett; thence with the line of said. R.K. Garrett, South 12 degrees West 258.4 feet to an iron pin; thence South 87-1/2 degrees East 793 feet to the above mentioned line of road right-of-way; thence with said right-of-way line, North 5 degrees East 255.1 feet to the beginning, containing 4.4 acres, more or less.

BEING the same property conveyed to Kelly Marie Van Disseldorp, a married person, by Warranty Deed from John P. Irwin, Executor for the Estate of Frank L. Irwin, Jr., and John P. Irwin and Mary Irwin Stokes, Co-Trustees of the William W. Irwin, Sr. Revocable Trust dated June 3, 2008, sole devisee under the Last Will and Testament of William W. Irwin, Sr., said Warranty Deed being dated 8/24/15 and recorded 8/26/15 in Instrument Number 20150826-0086285, Register's Office for Davidson County, Tennessee.
Prior Sources of Title: BEING the same property previously conveyed to Frank Leslie Irwin, Sr. and wife Katherine O. Irwin, by Warranty Deed from Turner L. Suter and wife, Sue Garrett Suter, dated 11/5/71 and recorded 11/8/71 in Book 4551, Page 246, Register's Office for Davidson County, Tennessee. The said Frank Leslie Irwin, Sr. is reported to have predeceased Katherine O. Irwin on or about 8/11/82, and the said Katherine O. Irwin having since died on or about 6/1/85, thereby vesting subject property in Frank L. Irwin, Jr. and William W. Irwin Sr. her heirs at law, pursuant to Affidavit of Heirship recorded 10/12/05 in Instrument Number 20051012-0122973, Register's Office of

Davison County, Tennessee, and Affidavit of Small Estate filed in Davidson County Probate Court, Docket No. 76674.
The said Frank L. Irwin, Jr. died testate on 1/26/15. Pursuant to the terms of his Last Will & Testament, any real property owned at the time of his death is to be treated as part of the probate estate and under the control of the Executor. See Last Will and Testament of Frank Leslie Irwin Jr. filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 15P-290.
The said William W. Irwin Sr. died testate on 4/30/14, a resident of Harrison County, Mississippi, leaving John P. Irwin and Mary Irwin Stokes, Co-Trustees of the William W. Irwin Sr. Revocable Trust dated June 3, 2008 as the sole legatee and devisee under the Last Will and Testament of William W. Irwin, Sr. See Muniment of Title Probate of the Last Will and Testament of William W. Irwin, Sr. filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 15P-288.

Cornelis Adrianus van Disseldorp spouse of Kelly Marie van Disseldorp joins in the execution of this instrument to convey his marital interests, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8473 Whites Creek Pike, Joelton, TN 37080.

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 and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of ~~September~~ October KVS, 2016.

Kelly Marie van Disseldorp
Kelly Marie Van Disseldorp

Cornelis Adrianus van Disseldorp

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kelly Marie Van Disseldorp, a married person, and Cornelis Adrianus van Disseldorp, a married person,** 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 at Hendersonville, Tennessee this 7th day of ~~September~~ October KG, 2016.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY