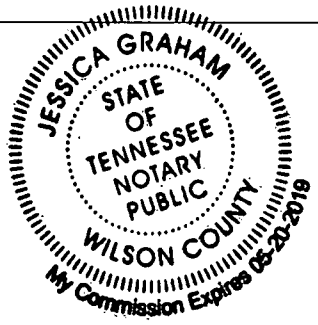



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2016.

Notary Public

My commission expires: 5.20.19

BILL GARRETT, Davidson County
Trans:T20160092279 DEEDWARR
Recvd: 10/19/16 10:33 2 pgs
Fees:13.00 Taxes:832.50
20161019-0110422

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Donald F. Irwin and Rena H. Irwin** | **Caliber Home Loans** | **052-14-0A-004.00-CO** |
| **2521 Pennington Bend Road** | **3701 Regent Blvd., Suite 180** | |
| **Nashville, TN 37214** | **Irving, TX 75063** | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Kimberly M. Carter, unmarried**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Donald F. Irwin and Rena H. Irwin, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description, and established by Master Deed of record in Instrument No. 20040811-0097169, said Register's Office.

Being the same property conveyed to Kimberly M. Carter by Quitclaim deed from Brian Carter of record in Instrument No. 20061205-0150179 Register's Office for Davidson County, Tennessee, dated December 05, 2006 and recorded on December 05, 2006.

This is ☐ improved ☐ unimproved property known as **2521 Pennington Bend Road, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of October, 2016.

Kimberly M. Carter

Kimberly M. Carter

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kimberly M. Carter, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of October, 2016.

Jessica Graham

Notary Public
My Commission Expires: 5-20-19

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

SolomonParks File No. 416120