WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MID5599

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBORAH L. BISSEY
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 20, 2019

R-VRES-16-320-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hannah Bolton	Flagstar Bank, FSB	
(NAME)	(NAME)	
320 Parmley Lane	P.O.B 371891	**49-10-A-97.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Pittsburgh, PA 15250-7891	
(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 consideration, the receipt of which is hereby acknowledged, **GEORGE W. IRWIN AND DIXIE R. IRWIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNAH BOLTON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 97 on the Plan of Parmley Cove, Phase One, of record in Instrument No. 20130417-0038081, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to George W. Irwin and Dixie R. Irwin, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded June 19, 2015 in Instrument No. 20150619-0058807, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of George W. Irwin and Dixie R. Irwin by John Gleaves pursuant to Powers of Attorney executed by George W. Irwin on November 3, 2016, and by Dixie R. Irwin on November 2, 2016, of record in Instrument No. 20161123-0123676 & 20161123-0123677, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Instrument No. 20130417-0038081, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Instrument No. 20130405-0033834, said Register's Office.
- Charter of HOA of record in Instrument No. 20130925-0100584, Register's Office for Davidson County, Tennessee.

- Anchor Easement of record in Book 5596, Page 797, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20110308-0018355, Register's Office for Davidson County, Tennessee.
- Property taxes for the year 2017 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Parmley Lane, Nashville, Tennessee 37207**.

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), their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20160103673 DEEDWARR
Recvd: 11/23/16 10:29 2 pgs
Fees:13.00 Taxes:917.60
20161123-0123678

Witness my/our hand(s) this the 18th DAY OF NOVEMBER, 2016.

George W. Irwin by John Gleaves as Attorney in Fact

Dixie R. Irwin by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GEORGE W. IRWIN AND DIXIE R. IRWIN, and who acknowledged he/she/they executed the same as the free act and deed of the said GEORGE W. IRWIN AND DIXIE R. IRWIN.

Witness my hand and official seal, this the 18th of November, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212