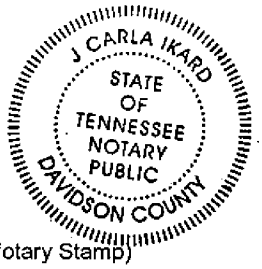
Davidson County	DEEDWARR
Recvd: 03/27/17 10:34	3 pgs
Fees:18.00 Taxes:1169.20	
20170327-0029470	



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $316,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2017.

Notary Public

My commission expires: 1-9-19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Stephen D. Irwin and Gale A. Irwin, Co-Trustees of the Irwin Family Trust dated July 28, 2005.	**Jeffrey Irwin**	**072-15-1-A-002.00-CO**
4340 Chesney Glen Drive	**4340 Chesney Glen Drive**	
Hermitage, TN 37076	**Hermitage, TN 37076**	

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,

David Lindahl

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

Stephen D. Irwin and Gale A. Irwin, Co-Trustees of the Irwin Family Trust dated July 28, 2005

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

BEING Unit B as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 2115 Burns Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160322-0027265 and as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 2115 Burns Street of record as Instrument No. 20170324-0029179, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to David Lindahl by Warranty Deed from Ruby Mae Roberts, unmarried, of record as Instrument No. 20160315-0024657 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **2115 B Burns Street, Nashville, TN 37216.**

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.

2. Matters, shown on Plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 2115 Burns Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160322-0027265, 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 22 day of March, 2017.

David Lindahl

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David Lindahl, 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 22nd day of March, 2017.

Notary Public
My Commission Expires: 02-12-2020

ROBERT W. SCHLOSS
MY COMMISSION # FF 926713
EXPIRES: February 12, 2020
Bonded Thru Notary Public Underwriters

SolomonParks File No. 317067

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

