BILL GARRETT, Davidson County
Trans:T20170050274 DEEDWARR
Recvd: 06/13/17 09:34 2 pgs
Fees:13.00 Taxes:573.50
20170613-0059055

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $155,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd day of June, 2017.

NOTARY PUBLIC

My commission expires: 3-31-2021

EMILY WALSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mark S. Hamilton	SAME AS NEW OWNER	07412004800
(NAME)	(NAME)	
505 Lake Valley Ct.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		

Warranty Deed

For and in Consideration of the sum of $155,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Shirley Irvin Sanders, Sharon Irvin Murphy and Gary Irvin,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mark S. Hamilton**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 617 on the plan of Hermitage Hills, Section VI, as of record in Book 3300, page 10, Register's Office for said County.

Said Lot No. 617 fronts 81.89 feet on the westerly side of Bonnawood Court and runs back 153.3 feet on the north line and 130 feet on the south line to a dead line, measuring 100.62 feet thereon.

Being the same property conveyed to Arthur Melvin Irvin and wife, Elizabeth A. Irvin by deed from Malvin Homes, Inc., a Tennessee corporation, of record in Book 3464, Page 237, said Register's Office. The interest of Arthur Melvin Irvin was further divested from Arthur Melvin Irvin and vested in Elizabeth Virginia Irvin by Divorce Decree recorded in Book 4644, Page 865, said Register's Office. The said Elizabeth Virginia Irvin also known as Virginia Agee Irvin have since deceased on or about July 16, 2016. Per Last Will and Testament of Virginia Agee Irvin filed in the Curcuit Court for Twentieth Judicial District of Davidson County, Tennessee, Probate Division, Probate No. 16-P-1430, said property is devised to Shirley Irvin Sanders, Sharon Irvin Murphy and Gary Irvin

This property is __unimproved _X_improved property known as: 425 Bonnawood Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 2nd day of June, 2017.

Shirley Irvin Sanders

Sharon Irvin Murphy

Gary Irvin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shirley Irvin Sanders and Sharon Irvin Murphy, and Gary Irvin, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of June, 2017.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122