Bill Garrett Davidson County
Batch# 25437 DEEDWARR
11/14/2017 10:58:36 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20171114-0116896

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 02/10/2021

(AFFIX SEAL)

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mujeb Beru	Mujeb Beru	148-7-199.00
(NAME)	(NAME)	
1656 Antioch Pike	1656 Antioch Pike	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2715	Antioch, TN 37013-2715	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Greg Irby and Sandra Irby**, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mujeb Beru**, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Resubdivision of Lot 1 on the Final Plat of Safety Kleen, of record in Instrument No. 20170210-0014147, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description

Being part of the same property conveyed to Greg Irby, an individual, by Quitclaim Deed from Clean Harbors Antioch, LLC, A Delaware limited liability Company of record in Instrument No. 20061023-0131073, said Register's Office, dated October 18, 2006. See also Deed of Corrections of record in Instrument No. 20071012-0121762; Quitclaim Deed of record in Instrument No. 20071003-0117926, and Special Warranty Deed of record in Instrument No. 20020923-0115806, said Register's Office.
The said Sandra Irby, wife of the said Greg Irby, joins in this conveyance for the purpose of conveying any and all right, title, or interest that she may have in the subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 1650 Antioch Pike, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Greg Irby

Sandra Irby

State of Tennessee

County of Wilson

Personally appeared before me Greg Irby and Sandra Irby, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of November, 2017.

Notary Public S. Nixon Pressley
My Commission Expires: 02/10/2021



NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE