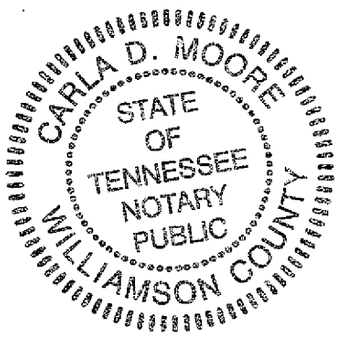
Bill Garrett Davidson County
Batch# 86147 DEEDWARR
04/30/2018 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,441.96
20180430-0040255

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,990.00.

Christy Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: May 23 2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, ,

File No.: ARK180057TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Irwin and Chantel Irwin, husband and wife	Matthew Irwin and Chantel Irwin, husband and wife	
(NAME) 1709A Glen Echo Road	(NAME) 1709A Glen Echo Road	117152A00400CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifty-Nine Thousand Nine Hundred Ninety And No/100 Dollars ($659,990.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTHEW IRWIN AND CHANTEL IRWIN, HUSBAND AND WIFE, 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 Unit No.4 on the Plan of Glen Echo Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), filed as Exhibit "B" to and established by the Declaration of record in Instrument No. 20140414-0031069, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit(s) as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description.

Being in all respects the property conveyed by Deed from STD Properties, LLC to Weekley Homes, LLC, dated March 9, 2015 and recorded March 23, 2015 in Instrument No. 20150323-0024592, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1709A Glen Echo Road, Nashville, TN 37215
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness, Weekley Homes, LLC, a Delaware limited liability company this 26th day of April, 2018.

Weekley Homes, LLC, a Delaware limited liability company

BY: _____
Tamara Bowen
Project/Division Coordinator

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tamara Bowen, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purpose therein contained, and who further acknowledged that he/she is the Project/Division Coordinator of Weekley Homes, LLC, a Delaware limited liability company and he/she is authorized by Weekley Homes, LLC, a Delaware limited liability company to execute this instrument on behalf of Weekley Homes, LLC, a Delaware limited liability company.

Witness my hand and official seal in Nashville (city), Tennessee (state), this 26th day of April, 2018.

_____
Notary Public

My commission expires: May 23rd 20

CARLA D. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Chris Butler, 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.

Chris Butler

Attorney Signature

State of Tennessee

County of Sumner

Personally appeared before me, Carla D Moore (name of notary), a notary public for this county and state, Chris Butler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla D Moore

Notary Signature

My commission Expires: May 23rd 2018

Notary Seal (if on paper)

CARLA D. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY