Name and Address of New Owner:
Elizabeth Washburn
3909 Chapman Place
Riverside, CA 92506

Send Tax Bills To:
Elizabeth Washburn
3909 Chapman Place
Riverside, CA 92506

This Instrument Prepared By:
Heather Hunter
City House Title LLC
414 Bridge Street
Franklin, TN 37064

Map & Parcel No: 129-15-0-021

Karen Y Johnson Davidson County
Batch# 154875 DEEDWARR
10/29/2018 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,624.30
20181029-0107037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Scott Irwin, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth Washburn, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No.131 on the Plan of Section 1, Warner Park Valley, as of record in Plat Book 3600, Pages 12, 13 and 14, said Register's Office, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Scott Irwin, a married man by Warranty Deed dated May 20, 2016 from Norma Volz, Executrix for the Estate of Philip Trauernicht, recorded May 25, 2016, in Instrument Number 20160525-0052630, in the Official Records of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. All matters shown on the plat of record in Plat Book 3600, Pages 12, 13 and 14, in the Register's Office for Davidson County, Tennessee.
2. Easement for the flow of Vaughn's Gap Branch, as much as thereon may flow, from time to time.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of October, 2018.

_____(SEAL)
Scott Irwin

STATE OF OHIO
COUNTY OF PORTAGE

On this 26th day of October, 2018, before me personally appeared Scott Irwin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of October, 2018.

_____
Notary Signature
My commission expires: May 11, 2019

NOTARIAL SEAL
STATE OF OHIO

Trudy R. Capel
Notary Public, State of Ohio
My commission expires
May 11, 2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $439,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Crystal Evans Sykes
(Affiant)

Sworn to and subscribed before me this
29th day of October, 2018.

Notary Public
My commission expires: November 14, 2021
File No. 2018-115

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: NOVEMBER 14, 2021

Certificate of Authenticity

I, Quin Evans Segall, 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

Personally appeared before me, Mary Clifton, a notary public for this county and state, Quin Evans Segall 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: November 14, 2021

Notary's Seal (if on paper)

