Karen Y Johnson Davidson County
Batch# 178429 DEEDWARR
12/27/2018 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20181227-0125564

WARRANTY DEED

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

O-RM-18-614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael W. Ireland and Marinda L. Ireland	new owner	
(NAME)	(NAME)	**131-06-0B-049.00-CO**
614 Summerwind Cir.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY G. MAXWELL, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL W. IRELAND AND MARINDA L. IRELAND, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 45 on the Plan of Burton Hills Village of Summerwind, Tract 12, a portion of zoned Lot II of record in Plat Book 6250, Page 811, 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 the same property conveyed to Larry G. Maxwell and wife, Kathleen S. Maxwell by Warranty deed from Suzette P. Denslow of record in Instrument No. 20001102-0108663 Register's Office for Davidson County, Tennessee, dated October 30, 2000 and recorded on November 02, 2000. The said Kathleen S. Maxwell having since died on April 30, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 811, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 284, and revised in Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6517, Page 522; amended in Book 6691, Page 593; Book 6778, Page 510; amended in Book 6917, Page 736; Book 6778, Page 532; Book 6778, Page 536; Book 6911, Page 120; Book 7046, Page 520; Book 7076, Page 691; Book 7146, Page 188, Book 9882, Page 733 and Book 11407, Page 927, Register's Office for Davidson County, Tennessee;
- Charter of Burton Hills HOA of record in Book 6517, Page 505, in the Register's Office for Davidson County, Tennessee;
- Charter of Burton Hills Recreational Assn Inc of record in Book 6517, Page 511; amended in Book 6921, Page 214, in the Register's Office for Davidson County, Tennessee;
- Agreement to Establish Open Spaces of record in Book 6470, Page 383; Book 6655, Page 47 and Book 7147, Page 411 and Book 7147, Page 416, in the Register's Office for Davidson County, Tennessee;
- Charter of Burton Hills Village of Summerwind HOA of record in Book 6778, Page 505; amended in Book 6921, Page 212, in the Register's Office for Davidson County, Tennessee;
- Maximum Square Footage Allocation for the Village of Summerwind HOA of record in Book 6778, Page 709, in the Register's Office for Davidson County, Tennessee;
- Deed for Common Areas of record in Book 6917, Page 708, in the Register's Office for Davidson County, Tennessee;
- Deed for Conveyance of record in Book 7275, Page 826, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 6326, Page 588, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 6962, Page 168, in the Register's Office for Davidson County, Tennessee;

- Restrictions of record as Instrument Number 20001102-0108663 in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **614 Summerwind Cir., Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 26th DAY OF DECEMBER, 2018.

Larry G. Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY G. MAXWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Paul F. Soper, 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, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 9/7/21
Notary' Seal (if on paper)

