Karen Johnson Davidson County
Batch# 250502 DEEDWARR
06/28/2019 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190628-0063275

WARRANTY DEED

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-15-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

Emma Irwin
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JUNE, 2019.

Russell D. Gill
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-15-2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5861RG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Emma Irwin and Douglas Irwin	Same	085-11-0-100.00
3056 Lebanon Pike		
Nashville, TN 37214		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DOUG IRWIN, EXECUTOR OF THE ESTATE OF ROCKNE PORTER

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EMMA IRWIN, A SINGLE WOMAN AND DOUGLAS IRWIN, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A small lot of land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made February, 19, 1940, by z. J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the center line of the Lebanon Pike, which point is North 18 deg, East 178 feet from the Northeast corner of the Barton Land; thence North 66 deg. West 425 feet to a point in a fence line; thence North 25 deg. East along the fence 184.7 feet to a point; thence South 66 deg. East 415 feet along a fence to the center line of the Lebanon Pike; thence with the center line of the same South 22 deg. West 185 feet to the point of beginning.

Being the same property conveyed to Rockne Porter and wife, Kazuko K. Porter by Warranty deed from C. Eldon Wright, Sr., an unmarried widower of record in Book 9370, page 257, Register's Office for Davidson County, Tennessee, dated June 3, 1994 and recorded on June 7, 1994. Kazuko K. Porter having since died on June 11, 2015. Rockne Porter having since died on January 10, 2018, Doug Irwin conveying said property as Executor pursuant to Order in Case No. 18P-243, Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 3056 Lebanon Pike, Nashville, TN 37214

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 that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself 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 my hand on the 28th day of June, 2019.

Estate of Rockne Porter

BY: Doug Irwin, Executor

Doug Irwin, Executor of the Last Will and Testament of

Rockne Porter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

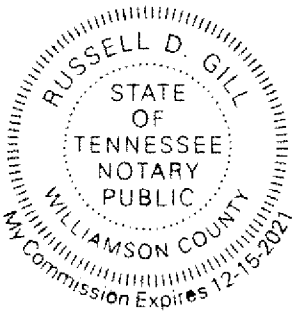
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Doug Irwin,** Executor of the Estate of Rockne Porter, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Rockne Porter.

Witness my hand and official seal, this 28th day of June, 2019.

Russell D. Gill

Notary Public

My Commission Expires: 12-15-2021



File #: 19-5861RG

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

