398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 391531 **DEEDWARR**
04/24/2020 03:01:36 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20200424-0043400

O-LG-20-3908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-9-22
(AFFIX SEAL)

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

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)
Charles Lyons Irby, Sr., not individually but as Trustee of The Andrew Alexander Irby Trust # 1 U/A 12/29/1989	NEW OWNER	
(NAME)	(NAME)	**073-01-0265.00**
3908 Moss Rose Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **JAMES L. CLINE, III AND MACHEN LYNN OLIVER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES LYONS IRBY, SR., NOT INDIVIDUALLY BUT AS TRUSTEE OF THE ANDREW ALEXANDER IRBY TRUST # 1 U/A 12/29/1989, WITH FULL RIGHT AND POWER TO CONVEY, SELL, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT JOINDER OR CONSENT OF ANY BENEFICIARY OR OTHER PARTY,** 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. 24 on the Plan of Map of B.E. Woodard's Subdivision of Part of The W.J. Tune Land of record in Plat Book 974, Page (s) 94 and 95, 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 James L. Cline, III and Machen Lynn Oliver, husband and wife by Warranty deed from Francis Leroy Pepper and Martha M. Pepper, husband and wife of record in Instrument No. 20150414-0033013 Register's Office for Davidson County, Tennessee, dated April 10, 2015 and recorded on April 14, 2015.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page (s) 94 and 95, Register's Office for Davidson County, Tennessee.
- Easement to USA of record in Book 2244, Page 407, in the Register's Office for Davidson County, Tennessee.
- Flowage Easement for the Cheatham Lock and Dam Project of record in Book 2270, Page 495, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3908 Moss Rose Drive, Nashville, Tennessee 37216**.

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 20th DAY OF APRIL, 2020.

James L. Cline, III

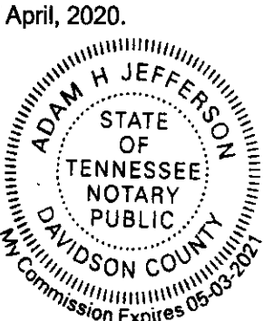
Machen Lynn Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L. CLINE, III, 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 20th of April, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACHEN LYNN OLIVER, 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 20th of April, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



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