Karen Johnson Davidson County
Batch# 534911 DEEDWARR
12/15/2020 03:11:48 PM 2 pgs
Fees: $13.00 Taxes: $2,393.53
20201215-0148097

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10020-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$649,900.00~~ $646,900.00

Debra A. Pridmore
Affiant

Subscribed and sworn to before me, this the 11th day of December, 2020.

Stacey Denson Palmer
Notary Public
My Commission Expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Debra A. Pridmore, Brian P. Pridmore, and Paige Pridmore 308 Rising Sun Lane Nashville, TN 37138	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio TX 78216	064-02-0-54.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sandra J. Irby and Gregory W. Irby, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey **Brian P. Pridmore and** unto **Debra A. Pridmore, husband and wife and Paige Pridmore, an unmarried woman, as Tenants in Common with Rights of Survivorship,** hereinafter called the Grantee(s), his/her/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 Lot No. 228 on the Plan of Brandywine Farms, Section 13 (Revised) of record in Plat Book 4660, Page 71, 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 Greg Irby and Sandra Irby by Special Warranty deed from The Bank of New York Mellon, f/k/a The Bank of New York as successor in Interest JPMorgan Chase Bank as Trustee of Structured Asset Mortgage Investment Inc of record in Instrument No. 20130214-0015077 Register's Office for Davidson County, Tennessee, dated January 25, 2013 and recorded on February 14, 2013.

This is improved property located at: **308 Rising Sun Lane, Nashville, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of December, 2020.

GRANTOR:

Sandra J. Irby

Gregory W. Irby

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sandra J. Irby and Gregory W. Irby, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of December, 2020.



Notary Public
My Commission expires: 11-6-2024