WARRANTY DEED

FILE BOX 19B
03-8-018-D

Davidson County DEEDWARR
Recvd: 08/28/03 08:01 2pgs
Fees:13.00 Taxes:662.30

20030828-0124753

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

Catherine H. O'Neil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of August, 2003

Peter Weiss
Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CATHERINE H. O'NEIL	UNION PLANTERS BANK	142-11-0-13-B
(NAME) 908 Magnolia Court West	(NAME) 7130 Goodlett Farms Parkway	3.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Cordova, TN 38016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MICHAEL WEINBERGER, A MARRIED MAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CATHERINE H. O'NEIL, AN UNMARRIED PERSON**, 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:

LAND in Davidson County, Tennessee being Lot No. 3, Final Plat of Magnolia Place, a Planned Unit Development, of record in Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to MICHAEL WEINBERGER, AN UNMARRIED MAN, by Deed from BRADLEY M. ROSENBLUM, of record in Book 9950, Page 99, Register's Office for Davidson County, Tennessee. The said Michael Weinberger having since married.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Magnolia Place, of record in Book 9367, Page 807, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

MINDY WEINBERGER, spouse of the above named MICHAEL WEINBERGER, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of MINDY WEIBERGER pursuant to a Power of Attorney, executed by same on the 22nd day of August, 2003, and being filed for record in Instrument No. *, and being recorded simultaneously herewith.

* 20030827-0124752

BEING unimproved ☐
Improved ☒ property known as: 908 Magnolia Court West, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 25th day of August, 2003.

MICHAEL WEINBERGER

MINDY WEINBERGER

By:
Michael Weinberger, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL WEINBERGER, A MARRIED MAN**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of August, 2003.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this 25th day of August, 2003, before me personally appeared **MICHAEL WEINBERGER**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **MINDY WEINBERGER**, and acknowledged that he executed the same as the free act and deed of the said MINDY WEINBERGER.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of August, 2003.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.