WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 03.22.2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tobitt Custom Homes & Remodeling	Randy Tobitt	
(NAME)	(NAME)	Map 130-05
1508 Rosebank Avenue	1508 Rosebank Avenue	
(ADDRESS)	(ADDRESS)	Parcel 22.00
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **SAMUEL L. WEEDMAN**, MARRIED, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **TOBITT CUSTOM HOMES & REMODELING, LLC**, hereinafter called the Grantee, its successors 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. 15 of Block "J" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, pages 71 and 72, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Page Road, the common corner of Lots 14 and 15; thence with the line between said lots, southwesterly 165 feet to a point in the line of Lot 16; thence with the line between Lots 15 and 16, southeasterly 91.65 feet to the northerly margin of West Tyne Drive; thence with the margin of said Drive, northeasterly 149.97 feet to the beginning of a curve, thence with said curve, northerly 39.79 feet to a point in the westerly margin of Page Road; thence with the margin of said Road, northwesterly 134.4 feet to the beginning.

Being the same property conveyed to Samuel L. Weedman by deed from James David Andrews IV and wife, Jayne Robertson Andrews, dated March 22, 1982, of record in Book 5869, page 945, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 131 Page Road, Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 10/24/05 11:41 2 pgs
Fees:13.00 Taxes:1509.60

20051024-0127990

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, its successors and assigns forever; and we do covenant with the said Grantee 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, its 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.

Kathy A. Weedman joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as the spouse of Samuel L. Weedman.

Witness our hands this 14th day of October, 2005.

Samuel L. Weedman

Kathy A. Weedman

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 Samuel L. Weedman and Kathy A. Weedman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 14th day of October, 2005.

Commission expires: 03.27.2008

Notary Public

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE