Davidson County DEEDWARR
Recvd: 01/26/06 14:40 2 pgs
Fees:13.00 Taxes:241.61

20060126-0010124

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,300.00

Melvin Weidner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2006.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: 9/30/2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Melvin Weidner	Melvin Weidner	061-10-0
3848 Saunders Avenue	3108 Elm Hill Pike	GROUP
Nashville, Tennessee 37216	Nashville, Tennessee 37214	PARCEL 112.00

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **** Sixty Five Thousand Three Hundred Dollars and Zero Cents ($65,300.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, U S Bank Consumer Finance, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Melvin Weidner and wife, Teresa Weidner, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 5 on the Plan of Maplewood Heights, a Resubdivision of Lots 68-72, 97-101 on the Plan of Maplewood Heights of record in Plat Book 4885, page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to U S Bank Consumer Finance by deed dated November 28, 2005, from Deborah L. Hall, single, of record as Instrument No. 20051130-0143909 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 3848 Saunders Avenue, 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 Grantees, their heirs and assigns forever; and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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 claiming by, through or under Grantor but not further nor otherwise.

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 this 17th day of January, 2006.

U S Bank Consumer Finance

By: Traci Luckhaupt

Traci Luckhaupt
Assistant Vice President

STATE OF OHIO)
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Traci Luckhaupt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Assistant Vice President of U S Bank Consumer Finance, the within named bargainor, a corporation, and that she as such Assistant Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Assistant Vice President.

Witness my hand and official seal this 17th day of January, 2006.

Commission expires: 9/26/2010

Sandra Ruth Elder
Notary Public

NOTARIAL SEAL STATE OF OHIO

SANDRA RUTH ELDER
Notary Public,
In and for the State of Ohio
My Commission Expires
Sept. 26, [redacted] 2010