RETURN TO: SCRUGGS TITLE & ESCROW, 2525 21ST AVE. SOUTH, NASHVILLE, TN 37212

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/07 12:59 2 pgs
Fees:13.00 Taxes:1424.50
20070713-0083697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 23, 2009

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 NUMBER
Stan Weiss and Judy Weiss	SunTrust Mortgage, Inc.	
(NAME) 1609 High Forrest Court	(NAME) 201 4th Avenue North, 7th Floor	Map 155-07-OA
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37219	Parcel 24
(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, we, **ANTHONY BOATWRIGHT, AN UNMARRIED MAN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STAN WEISS AND JUDY WEISS, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Final Plat of Poplar Creek Estates, Phase III, Section "B" Subdivision, of record in Book 7900, Page 993, Revised in Plat Book 9700, Page 123, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Anthony Boatwright by deed from Anthony Boatwright and Theresa L. Boatwright, dated June 29, 2005, of record July 6, 2005, in Instrument No. 20050706-0077595, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 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 matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1609 High Forrest Court, Nashville, TN 37221

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. 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 our hands this 12th day of July, 2007.

Anthony Boatwright

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 Anthony Boatwright, 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 12th day of July, 2007.

Commission expires: 9/16/09



Notary Public