McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319



MY COMMISSION EXPIRES:
MARCH 14, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2007.

Notary Public

Expiration of commission.

Davidson County DEEDWARR
Recvd: 08/22/07 15:59 2 pgs
Fees:13.00 Taxes:436.60

20070822-0100511

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
5909 Retriever Court Trust	**New Owner**	**Map/Parcel 172-08-0A-59**
P.O. Box 971		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

The Agnes Jean Weitemeyer Revocable Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

5909 Retriever Court Trust

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. 59 on the Plan of Hunters Branch, Section Two-B, of record in Book 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Having a street address of 5909 Retriever Court, also known as 901 Retriever Place, Antioch, Tennessee, 37013.

Being the same property conveyed to Agnes J. Weitemeyer, a single person, by Warranty Deed, from Philhall Corporation, of record in Book 7512, page 206, Dated April 6, 1988, Register's Office for Davidson County, Tennessee. Agnes J. Weitemeyer, a single person conveyed her interest by Quitclaim Deed, to The Agnes Jean Weitemeyer Revocable Trust, established April 11, 2007, of record in Instrument No. 20070507-0054426, Dated April 11, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, pages 336 and 337, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6601, page 7, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 7893, page 324 and Book 7893, page 407, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 6632, page 424 and Book 8923, page 318, Register's Office for DAVIDSON County, Tennessee.
P.U.D. Boundary of record in Book 6250, page 572, Register's Office for DAVIDSON County, Tennessee.
Deed to Home Owners Association of record in Book 6612, page 885, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 6632, page 429, Register's Office for DAVIDSON County, Tennessee.
Subject to HOA dues - if any.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 5909 Retriever Court, also known as 901 Retriever Place, Antioch, TN, 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 20th day of August, 2007.

Terry Ruth Carrick, Co-Trustee

Sheryl Jackson, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Terry Ruth Carrick** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Agnes Jean Weitemeyer Revocable Trust**, a revocable trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of August, 2007.

RUSSELL JOHN MCCANN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: [illegible] 18, 2009

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sheryl Jackson** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Agnes Jean Weitemeyer Revocable Trust**, a revocable trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of August, 2007.

RUSSELL JOHN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON

Notary Public

My Commission Expires: [illegible] EXPIRES: [illegible] 2009

File #: **07634-JM**
RECORD & RETURN TO:

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