Davidson County DEEDWARR
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Fees:13.00 Taxes:1998.00

20081031-0108653

File No. 281000093

# WARRANTY DEED

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$540,000.00**

Karl Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, ~~2008~~.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Matthew Levoy | U.S. Bank, N.A. | 064-03-0B-040.00CO |
| (NAME) 508 Robards Circle | (NAME) P.O. Box 7298 | |
| (ADDRESS) Old Hickory, TN 37138 | (ADDRESS) Springfield, OH 45501-7298 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Christian J. Weber Sr. and wife, Julie A. Weber**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **John Matthew Levoy, a married man**, hereinafter called the grantee(s), His 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. 269 on the Final Plat of Phase Three Sections One and Two, Brandywine Pointe (A Planned Unit Development), as of record in Plat Book 7900, pages 405 and 406, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property conveyed to Christian J. Weber, Sr. and wife, Julie A. Weber by Warranty Deed from Brian H. Baker and wife, Tina M. Baker of record in Instrument No. 20070501-0051680 on April 30, 2007 and filed for record on May 1, 2007, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2008 are a lien and are now due and payable; (2) Subject to all matters as set forth per Plat Book 7900, Page 405 and 406, Register's Office for Davidson County, Tennessee; (3) Subject to Restrictions of record in Book 8120, Page 188, Book 8671, Page 484, Book 8676, Page 589, Book 8695, Page 379, Book 9010, Page 627, Book 9145, Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10447, Page 711, Book 10684, Page 324, Register's Office for Davidson County, Tennessee; (4) By-Laws of record in Book 10721, Page 835, Register's Office for Davidson County, Tennessee; (5) Charter of Homeowner's Association as shown of record in Book 8637, Page 563, Book 9013, Page 39, Book 9117, Page 77, Register's Office for Davidson County, Tennessee; (6) Subject to Parking Easement of record in Book 11108, Page 555, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 508 Robards Circle, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), His 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 my/our hands this 29th day of October, 2008.

Christian J. Weber Sr.

Julie A. Weber

STATE OF California

COUNTY OF Orange

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Christian J Weber Sr. and wife, Julie A Weber the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that ~~he/she~~/(they) executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of October, 2008.

Commission expires: 10-03-2012

Notary Public

B. L. DANE
COMM. # 1815750
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. OCT. 3, 2012

File Number: 281000093

**RETURN TO:**

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075