(1)

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

ADDRESS NEW OWNER:
Anthony G. Weeks
1206 Tyne Blvd.
Nashville, Tennessee 37215

SEND TAX BILL TO:
SAME

MORTGAGEE:
Fifth Third Mtg Company, ISAOA
5001 Kingsley Drive
MD1M0BB7
Cincinnati, OH 45263-0001

MAP	**145-03**
GROUP	
PARCEL	**007**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Andrea Gail Caro Klausner and Gerald Klausner, Co-Executors of the Last Will and Testament of Caryl K. Caro, deceased, with full power of sale and without the need for joinder of any other party or beneficiary under said Last Will and Testament,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Anthony G. Weeks and wife, Angela R. Weeks,** 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. 17 on the Plan of Harpeth Acres, Section 1, of record in Book 1424, page 140, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Caryl Caro, a single person, by deed from David A. Costello and spouse Sally Costello of record in Book 9249, page 475, Register's Office for Davidson County, Tennessee, and devised to the Grantors by the Last Will and Testament of the said Caryl K. Caro, deceased, of record in the Probate Section of the Circuit Court Clerk's Office for Davidson County, Tennessee, Docket No. 08P-1608.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **1206 Tyne Blvd., Nashville, Tennessee 37215.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons claiming by or through the GRANTORS. 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.

BILL GARRETT, Davidson County
Trans: T20090040008 DEEDWARR
Recvd: 06/16/09 11:53 3 pgs
Fees: 18.00 Taxes: 1221.00
20090616-0055913

WITNESS our hands this the 2 day of June, 2009.

Andrea Gail Caro Klausner, Co-Executor of the Last Will and Testament of Caryl K. Caro, deceased

Gerald Klausner, Co-Executor Co-Executor of the Last Will and Testament of Caryl K. Caro, deceased

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Andrea Gail Caro Klausner and Gerald Klausner, Co-Executors of the Last Will and Testament of Caryl K. Caro, deceased**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Special Warranty Deed for the purposes therein contained as Co-Executors of the Last Will and Testament of Caryl K. Caro, deceased.

WITNESS my hand and official seal this 2ND day of JUNE, 2009.

NOTARY PUBLIC

My Commission Expires: SEPT 15, 2010

ARTHUR ONO
COMM. #1688377
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Sept. 15, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me on this 11 day of June, 2009.

NOTARY PUBLIC

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of LOS ANGELES }

On JUNE 2, 2009 (Date) before me, ARTHUR ONO, A NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared ANDREA GAIL CARO KLAUSNER AND GERALD KLAUSNER (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

ARTHUR ONO
COMM. #1688377
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Sept. 15, 2010

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: 6/2/09 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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