Bk 56

(1)

WARRANTY DEED

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $184,000.00.

Affiant

Subscribed and sworn to me on June 30, 2009.

NOTARY PUBLIC

My Commission Expires: 4-16-13

BILL GARRETT, Davidson County
Trans:T20090044484 DEEDWARR
Recvd: 07/02/09 10:30 2 pgs
Fees:13.00 Taxes:680.80

20090702-0061700

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jennifer L. Devan 625 Magnolia Lane Nashville, TN 37211	MORTGAGE INV. GROUP 8320 E. WALKER SPRINGS LN. KNOXVILLE, TN 37923	172-03-0B-058.00

FOR AND IN CONSIDERATION 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, **MICHAEL WEAVER and KANDICE WEAVER (f/k/a Kandice Michelle Kirkham), husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JENNIFER L. DEVAN, unmarried woman,** hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of The Woodlands, Phase II, a Planned Unit Development, of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Weaver and Kandice Michelle Kirkham, unmarried as joint tenants with right of survivorship, by Deed from David J. Cowan and wife, Jaime H. Cowan, dated January 31, 2005 of record in Instrument No. 20050201-0011706, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. Restrictive covenants of record in Book 7334, Page 109; in Book 7408, Page 250; in Book 7516, Page 37; in Book 8464, Page 463; in Book 8622, Page 390; in Book 8634, Page 224 and in Book 8643, Page 675, said Register's Office; and
4. Subject to all matters of record in Plat Book 6900, Page 635, said Register's Office; and
5. Charter of record in Book 8454, Page 246, said Register's Office; and
6. By-Laws of record in Book 7334, Page 149 and in Book 7408, Page 289, said Register's Office; and
7. Conveyance of Common Area of record in Book 8472, page 310, Register's Office for Davidson County, TN; and
8. PUD Boundary Plat for The Woodlands of record in Book 6900, page 497, Register's Office for Davidson County, TN; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 625 Magnolia Lane, Nashville, Tennessee 37211.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 GRANTEE, her successors 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 on June 30, 2009.

Michael Weaver

Kandice Weaver

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 30, 2009, before me personally appeared Michael Weaver and Kandice Weaver, husband and wife, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 30, 2009.

NOTARY PUBLIC

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11