File No. 290700759

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090055607 DEEDWARR
Recvd: 08/14/09 10:32 2 pgs
Fees: 13.00 Taxes: 801.05
20090814-0076515

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-30-10

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grady S. Patrick Jr. (NAME)	NEW OWNER (NAME)	117110J20500CO
2025 Woodmont Blvd. Apt. #205 (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (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 , **Carol O. Weaver, married * and William Austin Weaver, married **,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Grady S. Patrick Jr., a single person**, hereinafter called the grantee(s), 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 Unit No. 205, along with Garage Unit No. B-3, as shown on the plan of Hillmont Condominiums, filed as Exhibit C to, and established by the Master Deed of record in Instrument 200402090015685, rerecorded in Instrument 200402120017074 and amended in Instruments 200504040036415 and 200505120053861, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Carol O. Weaver, married, and William Austin Weaver, unmarried, by deed from Richard Karron and wife, Judith Girard, of record in Instrument 20060216-0018780, dated February 13, 2006 and filed for record on February 16, 2006, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of said seller.

**Lauren Weaver, wife of William Austin Weaver, joins in this instrument to convey any and all marital interest she has in said property.

Taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.
Master Deed and By-Laws filed for record in Instrument 200402090015685, said Register's Office.
Rerecorded Master Deed and By-Laws filed for record in Instrument 200402120017074, said Register's Office.
Amended Master Deed of record in Instrument 200504040036415, said Register's Office.
Amended Master Deed of record in Instrument 200505120053861, said Register's Office.
Right of Entry Easement of record in Book 9921, Page 620, said Register's Office.
Unpaid condominium assessments, if any, are a lien pursuant to TCA 66-27-116.

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 2025 Woodmont Blvd. Apt. #205, Nashville, TN 37215
(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), 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), 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 7th day of August, 2009.

Carol O. Weaver by Terri Williams Atty in fact
Carol Q. Weaver

Lauren Weaver by Terri Williams Atty in fact
Lauren Weaver

William Austin Weaver by Terri Williams Atty in fact
William Austin Weaver

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Terri Williams, with whom I am personally acquainted and who proved herself to be the attorney in fact of Carol O. Weaver and who being authorized to do so acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of August, 2009.

My Commission Expires:.

Tonja Barron State of Tennessee Notary Public Williamson County

Tonja R
, Notary Public.

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Terri Williams, with whom I am personally acquainted and who proved herself to be the attorney in fact of William Austin Weaver and who being authorized to do so acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of August, 2009.

My Commission Expires:

Tonja Barron State of Tennessee Notary Public Williamson County

Tonja R
Notary Public

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Terri Williams, with whom I am personally acquainted and who proved herself to be the attorney in fact of Lauren Weaver and who being authorized to do so acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of August, 2009.

My Commission Expires:

Tonja Barron State of Tennessee Notary Public Williamson County

Tonja R
Notary Public

My commission expires November 21, 2012

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067