BILL GARRETT, Davidson County
Trans:T20090079221 DEEDWARR
Recvd: 11/20/09 14:16 2 pgs
Fees:13.00 Taxes:462.50
20091120-0107084

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
JoAnn Weaver
815 Bexhill Court
Hermitage, TN 37076

SEND TAX BILL TO:
Guaranty Trust Mortgage Co.
P.O. Box 1218
Murfreesboro, TN 37133

TAX ID 064-16-OC-063.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Fred M. Latham and wife, Virginia A. Latham,** has this day bargained and sold, and does hereby transfer and convey unto **JoAnn Weaver, a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section Three, Wembley Downs of record in Plat Book 8250, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fred M. Latham and wife, Virginia A. Latham by deed from Larry H. Coleman and wife, Anna J. Coleman and Carolyn S. Walker Rust and husband, Brent A. Rust of record in Book 11172, Page 247, in the Register's Office for Davidson County, Tennessee, dated October 23, 1998.

This is improved property known as **815 Bexhill Court Hermitage, TN 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2009 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 8250, page 108, and restrictions in Book 8447, page 633; Book 8646, Page 529 and Book 8979, Page 915 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 13th day of November, 2009

Fred M. Latham
Virginia A Latham by Fred M Latham as attorney in Fact
Virginia A. Latham by Fred M. Latham as attorney-in-fact recorded in Instrument No. 20091120-0107083 Register's Office of Davidson County, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Fred M. Latham,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of November, 2009.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred M. Latham** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in behalf of **Virginia A. Latham** and acknowledged that she executed the same as the free act and deed.

Witness my hand and official seal at office at this 13th day of November, 2009.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

Notary Public

Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of November, 2009.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: