THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10080980** BILL GARRETT, Davidson County Trans:T20100058381 DEEDWARR Recvd: 09/16/10 13:01 2 pgs Fees:13.00 Taxes:2066.45 20100916-0073809	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $658,500.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2010. Notary Public My Commission Expires: 9/8/2013

WARRANTY DEED

Address New Owner: Dennis McWeeney and Heather Ann McWeeney 1504 Beechwood Avenue Nashville TN 37212	Send Tax Bills To: SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041	Tax Information: Tax Parcel ID No. 105-13-139.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Billy Hamburg and wife, Caroline Sanders now known as Caroline Sanders Hamburg** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis McWeeney and wife, Heather Ann McWeeney** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 1/2 of Lot No. 87 on the Plan of BELMONT LAND COMPANY'S PLAN CALLED BELMONT HEIGHTS, as of record in Plat Book 421, Page 34, Register's Office for said County, to which plan reference is made for a more complete description. Being the same property conveyed to Billy Hamburg and Caroline Sanders, unmarried, as joint tenants with right of survivorship by Warranty Deed from Bennett A. Hodges and wife, Melissa G. Hodges, recorded on the 24th day of May, 2004 in Instrument No. 20040524-0060780, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34, 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).

Covenants, conditions, restrictions, easements or servitudes, if any, 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).
Restrictive Covenants for Detached Structure recorded at Instrument No. 20020416-0047090.

This is improved property located at 1504 Beechwood Avenue Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2010.

Billy Hamburg

Caroline Sanders Hamburg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Billy Hamburg and Caroline Sanders Hamburg, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2010.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenbaum
State of Tennessee
Notary Public
County of Sumner