Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110026958 DEEDWARR
Recvd: 05/06/11 08:55 2 pgs
Fees:13.00 Taxes:6475.00
20110506-0034853

Warranty Deed

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00. Affiant Subscribed and sworn to before me, this the 5th day of May, 2011. Notary Public My commission expires: My Commission Expires September 9, 2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EMBER BROWN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William C. Weaver IV Kristen R. Weaver	New Owner(s)	Map: 116-15
428 Royal Oaks Dr		Parcel: 44
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KAREY L. WITTY AND JOAN W. WITTY, CO-TRUSTEES OF THE AMENDED AND RESTATED JOAN W. WITTY REVOCABLE TRUST, U/A/D FEBRUARY 12, 2009**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM C. WEAVER IV AND KRISTEN R. WEAVER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 8 on the Map of Resubdivision of Royal Oaks, Section "B" as of record in Book 1424, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Karey L. Witty and Joan W. Witty, Co-Trustees of the Amended and Restated Joan W. Witty Revocable Trust U/A/D February 12, 2009 by deed from HR Properties of Tennessee, a Tennessee general partnership of record in Instrument 200908100075124, Register's Office for Davidson County, Tennessee, dated August 7, 2009. And being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by deed from Alexander M. Smith, III and wife Elizabeth W. Smith of record in Instrument 200803280031457, Register's Office for Davidson County, Tennessee, dated March 27, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 428 Royal Oaks Dr, Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of May, 2011.

Karey L. Witty and Joan W. Witty, Co-Trustees of the Amended and Restated Joan W. Witty Revocable Trust, U/A/D February 12, 2009

Karey L. Witty, Trustee

Karey L. Witty, Trustee

Joan W. Witty, Trustee

Joan W. Witty, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karey L. Witty and Joan W. Witty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she/they are the Co-Trustees of the Amended and Restated Joan W. Witty Revocable Trust, U/A/D February 12, 2009, and is/are authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 5th day of May, 2011.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY