WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110039176 DEEDWARR
Recvd: 06/30/11 10:28 2 pgs
Fees:13.00 Taxes:1295.00
20110630-0050052

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2011

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Weitzel	Pinnacle National Bank	062 09 0 029.00
(NAME)	(NAME)	
4000 Brush Hill Road	150 3rd Avenue South #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Micah Phillips and Jessica Phillips, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Weitzel and Sheryl Weitzel, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly 120 feet front and 120 feet, more or less, rear of Lot No. 6 Block "J" and 25 feet strip of abandoned road between lots 6 & 7 of Block "J" shown on the unrecorded map of Jackson Park River Section as set out on survey by W.B. Southgate, Surveyor dated April 1931 and being more particularly described as follows according to a boundary survey Ragan-Smith Associates, Inc., dated June 21, 1993, Job No. 93-090, Beginning at an existing iron pin at the end of rock wall on the easterly right-of-way line of Brush Hill Road said pin being the southwest corner of Lot No. 7 on the above-noted plan and the northwest corner of 25 feet abandoned road; thence with the common line between the south line of Lot No. 7 and the north line of 25 ft. abandoned road 588 degrees 18'59" E 339.0 ft to an iron pin set at the southeast corner (by deed) of Lot No. 7 and being the northeast corner of herein described tract, said pin also being on the westerly bank of the Cumberland River; thence with the westerly bank of Cumberland River and the easterly line of lots as set out on plan by W.B. Southgate and crossing the end of 25ft abandoned road 517 degrees 19'52" E 27.71 ft to the point at the original northeasterly corner of Lot No. 6; thence continuing with the westerly bank of the Cumberland River and the easterly line of Lot No. 7, 525 degrees 45'21" E 122.02 feet to a point. Said point being N 27 degrees 45'21" W 34.68 feet from the original easterly corner of Lots 5 & 6 as measured along the easterly line of Lot No. 6; thence with the line parallel to and 30 feet North of the common line between Lots 5 & 6 N 89 degrees 00'32" W passing a witness iron pin set on top of bank at 25.0 feet, a total of 354.89 feet to an existing iron pin on the easterly ROW line of Brush Hill Road; thence with the easterly ROW line of Brush Hill Road and with old rock wall N 19 degrees 31'00" W 146.92 feet to the point of beginning and containing 46,597 sq feet or 1.070 acres.

Included in this conveyance is an Ingress/Egress Easement of record in Book 4637, page 538, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Micah Phillips and Jessica Phillips, husband and wife, by warranty deed of record in Instrument No. 20070131-0013022, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq. 2011 Taxes constitute a lien against said property but are not yet due and payable. Subject to unrecorded plan of Jackson Park River Section survey by James A. Hamilton Jr. dated 01/22/1949. All matters appearing on the boundary survey by Ragan-Smith Associates dated 06/21/1993 Job No. 93-090. Ingress and Egress Easement of record in Book 4637, page 538, said Register's Office. Rights of others entitled to the continued uninterrupted flow of the Cumberland River without diminution or pollution. Rights of others in and to the use of the waters of Cumberland River and the natural flow thereof.

This property, known as 4000 Brush Hill Road, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 hand(s) this 23RD DAY OF JUNE, 2011.

Micah Phillips

Jessica Phillips

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Micah Phillips and wife, Jessica Phillips, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28rd day of June, 2011.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY