BILL GARRETT, Davidson County
Trans:T20110040101 DEEDWARR
Recvd: 07/05/11 13:17 3 pgs
Fees:18.00 Taxes:4033.00
20110705-0051226

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,090,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2011.

Notary Public

My commission expires: 9-8-2013
(AFFIX SEAL)

DEBORAH N. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Weaver	New Owners	**11615002000**
501 Westview Ave		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Craig Andreen and wife, Kathyrn Andreen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Weaver and wife, Helen Weaver

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED SHEET MARKED EXHIBIT "A" FOR LEGAL DESCRIPTION:

Being the same property conveyed to Craig Andreen, and wife, and Kathyrn Andreen by deed from Roger A. Hodge and Elizabeth M. Hodge, husband and wife, of record in Instrument No. 20020906-0107958, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2011 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **501 Westview Ave, 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 1st day of July, 2011.

Craig Andreen by Emily Prophet, his Attorney in Fact

Craig Andreen
By: Emily Prophet, his Attorney in Fact

Kathryn Andreen by Emily Prophet, her Attorney in Fact

Kathyrn Andreen
By: Emily Prophet, her Attorney in Fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Emily Prophet,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Craig Andreen and wife, Kathryn Andreen,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Craig Andreen and wife, Kathryn Andreen**, the within named bargainor(s) by the said **Emily Prophet** as such Attorney-in-Fact., pursuant to a Power of Attorney of record in Doc. No. 20110705-0051224 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 1st day of July, 2011.

Robert Sanders
Notary Public

My commission expires: 2/23/15



EXHIBIT A

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 93, 94 and 134 and that part of Fifth Street, now closed, lying between said Lot Nos. 93 and 94 and 134 on the Plan of Paul M. Davis' property, as of record in Book 974, page 85, Register's Office for said County, described together as follows:

Beginning at the southwest corner of West View Avenue and Glen Eden Avenue or Drive; thence with the westerly margin of said West View Avenue, southwestwardly 237.5 feet to the northeast corner of Lot No. 135; thence northwestwardly 232 feet; thence northwardly 313 feet to the southerly margin of Glen Eden Avenue or Drive; thence with the same, southeastwardly 232 feet to the beginning.

Together with the property described as follows:

Being a triangular parcel of land in the City of Belle Meade, Davidson County, Tennessee, being part of Lot No. 134, as shown on the Plan of Paul M. Davis property, as of record in Book 974, page 85, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly line of the property conveyed to Robert C. H. Mathews, Jr., of record in Book 2147, page 104, Register's office for Davidson County, Tennessee, said point being south 77 degrees 36 minutes east, 146.40 feet from an iron pin in the easterly line of Davis Estates, Section Two, said point also being north 77 degrees 36 minutes west, 253.33 feet from an iron pin in the westerly margin of Westview Drive; thence, with a severance line, north 17 degrees 57 minutes east, 170.64 feet to a point; thence, leaving said severance line with the original property line, south 09 degrees 40 minutes west, 170.04 feet to a point; thence, north 77 degrees 36 minutes west, 21.60 feet to the point of beginning, containing 2,090 square feet, or 0.05 acre, more or less.

Included in the first above described property but expressly excluded therefrom is that portion of property conveyed to Robert C. H. Mathews, Jr. and wife, Alice Casey Mathews, of record in Book 6295, page 355, said Register's office, described as follows:

Being a triangular parcel of land in the City of Belle Meade, Davidson County, Tennessee, located on the southerly margin of Glen Eden Drive, being part of Lot Nos. 93 and 134 and part of Fifth Street, now closed, shown on the plan of Paul M. Davis property, as of record in Book 974, page 84, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Glen Eden Drive, being 232.00 feet, more or less, west of the westerly margin of Westview Avenue, and being 216.90 feet easterly from a monument, the northeast corner to Davis Estates, Section Two, of record in Book 3600, page 63, Register's Office for said County; thence, with said Glen Eden Drive, south 57 degrees 08 minutes east; 21.79 feet; thence leaving said margin with a severance line, south 17 degrees 57 minutes west 139.04 feet to a point; thence, leaving said severance line with the original property line, north 09 degrees 40 minutes east, 146.18 feet to the point of beginning, containing 1,464.00 square feet, or 0.04 acre, more or less.