WARRANTY DEED

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2011

Paige B Mayercik
Notary Public

MY COMMISSION EXPIRES: 11-22-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christina Dradt	Magna Bank	07511016300
(NAME)	(NAME)	
4308 Baton Rouge Dr.	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110040651 DEEDWARR
Recvd: 07/07/11 10:30 2 pgs
Fees:13.00 Taxes:320.05
20110707-0051936

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Darrin Weissinger and wife, Heather Weissinger, formally known as Heather Garrett, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christina Dradt, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 85-A, on the Plan of Zone Lot Division - Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 & 107 Rachel's Square - Sec. Two,, as shown by plat appearing of record in Plat Book 6250, Page 542, amending Plat Book 5200, Pages 623-625, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Heather Weissinger , unmarried by Warranty Deed dated September 21, 2001, from Abby A. Wells, unmarried and filed for record on January 22, 2002, in Instrument No. 20020122-0008373, Register's Office for said County. The said Heather Garrett having since married and is now known as Heather Weissinger.

Subject to all matters as set forth on the plat of record in Plat Book 5200, Pages 623-625 and Amendment in Plat Book 6250, Page 542, Register's Office of said County.

Restrictive Covenants of record in Book 6544, Page 135, Book 6619, Page 777 and Amendments in Book 8030, Page 757, Book 11627, Page 594 and Instrument No. 20070619-0073174, Register's Office of said County.

Charter for as shown of record in Book 8030, Page 759, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4308 Baton Rouge Drive, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 16th day of June, 2011.

Darrin Weissinger

Heather Weissinger

State of Tennessee
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darrin Weissinger and Heather Weissinger , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of June, 2011.

Tracey Trumphour
Notary Public
My Commission Expires: 9-2-2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
~~Stewart Title Company Tennessee Division~~
~~13026 Lebanon Road, Ste 100~~
Mt Juliet, TN 37122

When recorded, please return to
Realty Title and Escrow Co., Inc.
599 Sam Ridley Pkwy W#103
Smyrna, TN. 37167

File No.: 01292-1047
SMG TN Warranty Deed