RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102 Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110054899 DEEDWARR
Recvd: 09/06/11 10:30 7 pgs
Fees:38.00 Taxes:1406.00
20110906-0068732

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$380,000.00**

Karen M. Boles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Weaver, III **Lydia H. Weaver**	**Charles D. Weaver, III**	**131-4-141**
(NAME) **1135 Woodvale Drive**	(NAME) **1135 Woodvale Drive**	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37204**	
(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, **Karen Marie Boles and Pinnacle National Bank, Trustee for the Bettie M. Boles Revocable Trust U/A/D April 5, 2002**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles D. Weaver* and wife, Lydia H. 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:

*III,

BEING Lot Nos. 3 and 4 of Block 19 on the Plan of College Park as of record in Book 843, page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Verna Hood by Warranty Deed dated December 16, 1949, from Horton C. Dabney and wife, Martha M. Dabney, of record in Book 1785, page 181, in the Register's Office for Davidson County, Tennessee; the said Verna Hood having since died intestate on September 7, 1985, and, as established by Affidavit of Heirship attached hereto as Exhibit "A", was survived by her sister, Rose Schield Smith, and her brother, R. Pete Schield, as her sole heirs at law; the said Rose Schield Smith having since died testate on April 20, 1995, and by her Last Will and Testament of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, File No. 95P742 (Will Book 197, page 496), devised her interest in the subject property to her daughter, Betty Anne Mayfield Boles (aka Bettie M. Boles); the said Betty Anne Mayfield Boles (aka Bettie M. Boles) having since died testate on October 22, 2003, and by her Last Will and Testament of record in the Clerk and Master's Office for the Chancery Court for Williamson County, Tennessee, File No P-03-3539, (Will Book 72, page 665) devised her interest in subject property to SunTrust Bank as Trustee of the Bettie M. Boles Amended and Restated Revocable Trust Agreement dated April 5, 2002; the said SunTrust Bank having since resigned as Trustee and Pinnacle National Bank now serves as Trustee of said Trust; the said R. Pete Schield having since conveyed his interest in subject property to Richard Carlton Boles by Quitclaim Deed dated October 30, 1985, of record in Book 6702, page 418, in the Register's Office for Davidson County, Tennessee; the said Richard Carlton Boles having since died testate on May 20, 2010, and by his Last Will and Testament of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, File No. 10P861, devised his interest in the subject property to his daughter, Karen Marie Boles.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1135 Woodvale Drive, Nashville, TN 37204**

(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 our hands this 1st day of September, 2011.

Pinnacle National Bank, Trustee, for the
Bettie M. Boles Revocable Trust U/A/D April 5, 2002

By: Scott Lindsey Senior Vice President Pinnacle National Bank Karen Marie Boles

Scott Lindsey, Senior Vice President for Pinnacle National Bank

Karen Marie Boles

See Attached Exhibit B for Resolution of the Board of Directors for Pinnacle National Bank dated July 19, 2011 for Mr. Lindsey's Authorization to sign on behalf of Pinnacle National Bank.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Marie. Boles, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1ST DAY OF SEPTEMBER, 2011.

Commission expires: 7-6-15

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Lindsey with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself to be a Senior Vice President of Pinnacle National Bank, the within named bargainor, a banking Corporation, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Scott Lindsey as such Senior Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, on this 1st day of September, 2011.

Commission Expires: 7-6-15

Notary Public

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

THIS INSTRUMENT PREPARED BY: **EXHIBIT "A"**

Michael J. Philbin
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215-2860

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2011, before me personally appeared Daniel H. Leffler ("Affiant"), who after having been duly sworn, deposed and said the following:

1. That he is 58 years of age having been born on January 30, 1953, and is a resident of Williamson County, Tennessee.

2. That he was personally acquainted with Verna Schield Hood prior to her death on or about September 7, 1985, and is also familiar with her family history having been raised in the same neighborhood. As a child he (the Affiant) often played at Mrs. Hood's home with her great nephew, Richard Carlton Boles.

3. The Affiant is aware of the fact that Verna Schield Hood owned a home and lot located at 1135 Woodvale Drive, Nashville, TN. 37204, and that she resided there until her death.

4. The Affiant is aware of the fact that during Verna Schield Hood's lifetime she had no natural or adopted children. In addition, the Affiant is aware of the fact that both of Verna Schield Hood's parents died before she did.

5. That at the time of Mrs. Hood's death, she was survived by two siblings, a sister Rose Schield Smith and a brother R. Pete Schield.

6. The Affiant acknowledges that all of the statements and representations made by him in this Affidavit of Heirship are true and correct to the best of his knowledge, information and belief and that they will be relied upon in part by Chicago Title Insurance Company in the issuance of its title policies covering the premises known as 1135 Woodvale Drive, Nashville, TN 37204.

Further, Affiant sayeth not.

Further, Affiant sayeth not.

Daniel H. Leffler, Affiant

SUBSCRIBED AND SWORN TO before me this 1st day of September, 2011.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

My Commission Expires 7-6-15

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel H. Leffler, the within bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness, my hand and official seal at Nashville, Tennessee, this the 1st day of September, 2011.

Commission Expires: 7-6-15

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

EXHIBIT B

Pinnacle National Bank
Resolution of the Board of Directors
July 19, 2011

BE IT RESOLVED that any of the following officers of Pinnacle National Bank (the "Bank"): Robert A. McCabe, Jr., William S. Jones, Robert Newman, Christopher L. Kelly, Steven B. Laughlin, Charlotte Csabi, Linda S. Bucy, Jeff Eubanks, Keith B. Davis, Scott Lindsey, Jim Baugh, or any other officer assigned to the Trust Department of the Bank be, and each of them is, hereby authorized, for and on behalf of the Bank, to invest funds held by the Bank as executor, administrator, trustee, guardian, conservator, committee, agent, or in any other fiduciary capacity by purchasing, investing in, or otherwise acquiring property, whether real, personal or mixed, including but not limited to stocks, bonds, debentures, notes, commercial paper, mortgages or other investment securities; and, to sell, assign, lease, mortgage, transfer, deliver and convey any and all property held by the Bank in any fiduciary capacity as aforesaid, whether such property is real, personal or mixed and in trust, security agreement, note, lease, release, power of attorney or other contract, document, instrument or paper which the officer executing the same shall deem to be necessary or appropriate in the exercise of the Bank's fiduciary powers; and further

RESOLVED, that the foregoing officers be, and each of them is hereby authorized to execute for and on behalf of the Bank, petitions, bonds, trust agreements, agency agreements, or other papers or documents of the same general character with such officers or any one of them, in their discretion, deem necessary or appropriate in connection with the appointment of the Bank to act in a fiduciary or representative capacity, which authority shall include, but shall not be limited to, the authority to foreclose mortgages or deeds of trust and security interest and to institute legal proceedings in connection with the Bank's duties and obligations as a fiduciary, and to execute and deliver receipts for monies and personal property generally, and to execute the register assignments, releases, partial releases and discharges of (i) mortgages, deeds of trust or other liens on real estate, (ii) financing statements, (iii) insurance policy assignments, (iv) other documents and papers of the same general character as the foregoing; an further

RESOLVED, that the authority granted herein shall apply to acts or things done for and on behalf of the Bank when acting under a power of attorney for other; and further

RESOLVED, that all fiduciary resolutions authorizing officers to sign or execute documents and papers of the nature and type covered by the foregoing resolutions for or on behalf of the Bank, heretofore adopted by the Executive Committee of the Board of Directors which are inconsistent or in conflict with the foregoing resolutions be and they hereby are rescinded; provided, however, that any action heretofore taken by an officer or officers pursuant to such rescinded resolutions shall not be affected by the rescission thereof. Any actions authorized herein and signed heretofore are hereby ratified.

Hugh M. Queener, Secretary

CERTIFICATION

I, Hugh Queener, Secretary to the Board of Pinnacle National Bank, hereby certify that the foregoing is a true, full and correct copy of a Resolution duly passed by the Board of Directors of Pinnacle National Bank at a regular meeting of the said Board of Directors. I further certify that the foregoing Resolution has not been amended or rescinded and is in full force and effect at this time. I certify that the persons listed below are duly elected, qualified and acting officers of said Bank, and, as such, have the right to exercise the powers conferred upon them by the above Resolution.

Executed this 19th day of July, 2011

Corporate Seal

Secretary to the Board

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hugh M. Queener who acknowledged himself to be the Secretary to the Board Pinnacle National Bank and being authorized to do so executed the foregoing instrument for the purpose therein contained by signing and attesting the name of the corporation by himself as Secretary.

Witness my hand and official seal at my office on the 19 day of July, 2011

Carol Fagg
Notary Public

Commission Expires: 11-7-2012

