BILL GARRETT, Davidson County
Trans:T20110064681 DEEDWARR
Recvd: 10/17/11 11:01 2 pgs
Fees:13.00 Taxes:388.50
20111017-0080443

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~$105,000.00~~
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCT., 2011.
Lori Buie
Notary Public
MY COMMISSION EXPIRES: 9/21/15

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
WILLIAM & SHERYL WEITZEL	New Owner	061-08-0/080.00
(NAME) 4000 Brush Hill Rd. ~~1200 RICHMOND DRIVE~~	(NAME)	
(ADDRESS) NASHVILLE, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, MFP PROPERTIES, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM G. WEITZEL AND WIFE, SHERYL L. WEITZEL, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN THE 11TH, FORMERLY 18TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 OF SECTION 2 ON THE PLAN OF MCGAUGHNEY HEIGHTS, AS OF RECORD IN BOOK 1835, PAGE 58, REGISTER'S OFFICE FOR SAID COUNTY, AND A TRIANGULAR RESERVED STRIP OF LAND LYING BETWEEN SAID LOT NO. 17 AND LOT NO. 32 ON THE PLAN OF MCGAUGHNEY HEIGHTS, SECTION 3, AS OF RECORD IN BOOK 1835, PAGE 120, SAID REGISTER'S OFFICE, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF RICHMOND DRIVE AT THE CORNER OF LOT NOS. 17 AND 18; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 147.8 FEET; THENCE SOUTH 51 DEG. 01' EAST 16 FEET TO THE NORTHEAST CORNER OF SAID LOT NO. 32; THENCE WITH THE NORTHERN BOUNDARY LINE OF SAID LOT NO. 32, WESTWARDLY 153.6 FEET TO A POINT ON THE EASTERLY MARGIN OF A 2 FOOT RESERVED STRIP SHOWN ON THE PLAN OF KING'S SUBDIVISION, SECTION 1, AS OF RECORD IN BOOK 1130, PAGE 94, SAID REGISTER'S OFFICE, THE SAID EASTERLY MARGIN OF SAID 2 FOOT STRIP BEING THE EASTERLY MARGIN OF HEDGEWOOD DRIVE AS SHOWN ON THE PLAN OF MCGAUGHNEY HEIGHTS, SECTION 2, AS OF RECORD IN BOOK 1835, PAGE 58, SAID REGISTER'S OFFICE, AND SECTION 3, OF RECORD IN BOOK 1835, PAGE 120, SAID REGISTER'S OFFICE THENCE WITH THE EASTERLY MARGIN OF SAID 2 FOOT RESERVED STRIP OR HEDGEWOOD DRIVE NORTH 9 DEG. 08' WEST 150 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A NORTHEASTERLY DIRECTION 33.9 FEET TO THE SOUTHERLY MARGIN OF SAID RICHMOND DRIVE; THENCE WITH THE SOUTHERLY MARGIN OF SAID RICHMOND DRIVE, EASTWARDLY 161.85 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MFP PROPERTIES BY WARRANTY DEED FROM W. WADE SMITH AND BRENDA C. SMITH, RECORDED ON AUGUST 23, 2004 IN INSTRUMENT NO. 20040823-0101517, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1200 RICHMOND DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 14th day of Oct., 2011.

Kathleen S. Meadows, General Manager
MFP PROPERTIES, LP
BY: KATHLEEN MEADOWS, GENERAL MANAGER

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, of the state and county aforesaid, personally appeared KATHLEEN MEADOWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledges herself to be the General Manager, of MFP PROPERTIES, the within named bargainor, a partnership, and that she as such General Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as General Manager.

DONE at offices in Hendersonville, Tennessee, on this the 14th day of Oct., 2011.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/21/15

