Prepared By & Return To:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
12-0016

Davidson County DEEDWARR
Recvd: 02/02/12 08:23 3 pgs
Fees:18.00 Taxes:277.50
20120202-0009309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ROY C. FORNEY III
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of February, 2012.

Notary Public

Commission Expiration:

MY COMMISSION EXPIRES MAY 6, 2012

ADDRESS OF NEW OWNER:
The Edwards Testamentary Trust

418 Wanda Drive
Nashville, TN 37214

SEND TAX BILLS TO:
The Edwards Testamentary Trust
418 Wanda DR.
Nashville, TN 37214

MAP-PARCEL:
095110004000

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey L. Weber, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Edwards Testamentary Trust

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:

Being Lot No. 18, on the map of Cloverdale Subdivision, of record in Book 2133, Page 9; amended in Book 2140, Page 371, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey L. Weber, unmarried from Bruce T. Shuffitt and wife, Margaret Shuffitt by deed dated 07/27/1999 filed for record on 07/28/1999 in Book 11592, page 128, in the Register's Office for Davidson County Tennessee. Sheryl Weber joins in this transfer to convey any and all interest she may have in the herein described property including by not limited to and interest she may have by virtue of her marriage to Jeffery L. Weber.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **418 Wanda Drive Nashville, TN 37214**

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 hand this 1st day of February, 2012.

Jeffrey L. Weber

Sheryl Weber

STATE OF TENNESSEE RCF
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey L. Weber and wife, Sheryl Weber,** with whom I am personally acquainted (or proved 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 at Murfreesboro, Tennessee this 1st day of February, 2012.

Notary Public

Commission Expiration:

MY COMMISSION EXPIRES MAY 6, 2012

ROY C. FORNEY III
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.