BILL GARRETT, Davidson County
Trans:T20120040850 DEEDWARR
Recvd: 06/04/12 12:51 2 pgs
Fees:13.00 Taxes:6197.50
20120604-0048372

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00. Sherri Atwell AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF MAY, 2012. Kimberly R. Dougher NOTARY PUBLIC MY COMMISSION EXPIRES: May 6, 2013

Address New Owner As Follows: Melanie S. Balcomb and Amy M. Prichard 323 Walnut Drive Nashville, TN 37215	Send Tax Bills To: Suntrust Mtg. 1001 Semmes Ave ~~Richard~~ Richmond, VA 23224	Map-Parcel Number: 116 11 0 066.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY J. WEAVER**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MELANIE S. BALCOMB AND AMY M. PRICHARD**, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 and the southerly half of Lot No. 5 on the Plan of Walnut Grove Subdivision, as of record in Book 974, page 2, Register's Office for said County, and the easterly half of Glenside Avenue, now closed, described together, according to a survey by John M. Sullivan, Civil Engineer, September 2, 1958, and March 3, 1959, as follows:

Beginning at a point in the westerly margin of Walnut Drive; thence with the margin of said Drive north 6 deg. 54 min. east 150 feet to a point: thence north 85 deg. 10 min. west

290.1 feet to a point in the center of Glenside Avenue: thence with the center of the same south 4 deg. 30 min. west 83.5 feet to a point and continuing with the center of said Avenue south 2 deg. 40 min. east 72.5 feet to a point opposite the dividing line between Lots 3 and 4 on said Plan; thence south 86 deg. 18 min. east and along the continuing line between Lots 3 and 4, 274.8 feet to the beginning.

Being the same property conveyed to William C. Weaver, III and Nancy J. Weaver by deed of record as Instrument No. 20040315-0029239, Register's Office of Davidson County, Tennessee. The said William C. Weaver, III having quitclaimed his interest in subject property to Nancy J. Weaver by Quitclaim Deed of record as Instrument No. 20040602-0064456, in said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 974, page 2, Register's Office for Davidson County, Tennessee.

This is improved property known as: **323 Walnut Drive, Nashville, TN 37215.**

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 I 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 24th day of May, 2012.

Nancy J. Weaver
NANCY J. WEAVER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY J. WEAVER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of May, 2012

(Seal)

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____