WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2012

Priscilla C. Urbanek
Notary Public

MY COMMISSION EXPIRES: March 5, 2016
(AFFIX SEAL)

BOX 50-B
PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl Weitlauf	Bank of America, N. A.	173-09-0B-143.00
(NAME)	(NAME)	
6340 Sunnywood Drive	4500 Amon Carter Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Fort Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Brandon Weaver and Kelly Barnes Weaver, formerly known as Kelly Barnes**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Carl Weitlauf and wife Amy Weitlauf**, 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. 348, on the Plan of Phase 3, Section 1, Barnes Cove, as shown by plat appearing of record in Instrument No. 20060113-0005373, 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 Brandon Weaver and Kelly Barnes, as joint tenants with right of survivorship by Warranty Deed dated July 21, 2006, from Capitol Homes Inc., a Tennessee Corporation and filed for record on August 9, 2006, in Instrument No. 20060809-0098268, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Instrument No. 20060113-0005373; Restrictive Covenants of record in Instrument No. 20021217-0155806, and Amendment in Instrument No. 20110720-0055565; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as shown of record in Instrument No. 20020201-0014182; Storm Water Detention Agreement of record in Instrument No. 20020408-0042673; Declaration and Grant of Easement for Public Sidewalks of record in Instrument No. 20030402-0043515 and Charter of the Homeowner's Association of record in Instrument No. 20021217-0155805, Register's Office for Davidson County, Tennessee.

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 ☐

BILL GARRETT, Davidson County
Trans:T20120058723 DEEDWARR
Recvd: 08/08/12 10:37 2 pgs
Fees:13.00 Taxes:747.40

20120808-0070641

File No.: 01291-1696
SMG TN Warranty Deed

This is improved ☑ property, known as 6340 Sunnywood Drive, Antioch, TN 37013
(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 our hands this 31st day of July, 2012.

Brandon Weaver

Kelly Barnes Weaver

State of Tennessee
County of Williamson

Personally appeared before me Brandon Weaver and Kelly Barnes,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

*also known as Kelly Barnes Weaver

WITNESS my hand and seal this ~~30th~~ 31st day of July, 2012.

Notary Public/Escrow Officer
My Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067