THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31231-05-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2013. Notary Public My Commission Expires:

KAREN FORD MOLLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Gilberto Gonzalez 304 Browning Rd. Nashville, TN 37211	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 116 160 09100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas S. Weaver, III and wife, Cameron M. Weaver**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gilberto Gonzalez, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4127 Sneed Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130045782 DEEDWARR
Recvd: 06/03/13 10:47 3 pgs
Fees:18.00 Taxes:1480.00

20130603-0055499

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2013.

Thomas S. Weaver III by Beth Weaver
Thomas S. Weaver, III
BY: Beth Weaver, Attorney-In-Fact

Cameron M. Weaver by Beth Weaver
Cameron M. Weaver
BY: Beth Weaver, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beth Weaver**, 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, and who further acknowledged that she is the Attorney-In-Fact for the said **Thomas S. Weaver, III and Cameron M. Weaver** and is authorized by the said **Thomas S. Weaver, III and Cameron M. Weaver** to execute this instrument on their behalf.

Witness my hand, at office, this 31st day of May, 2013.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Part 1 Wallace Subdivision, of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas S. Weaver, III and wife, Cameron M. Weaver, by deed dated November 4, 2002, from Charles R. Allen, an unmarried person, of record as Instrument No. 20021106-0136468, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1424, page 16, Register's Office for Davidson County, Tennessee.
3. Easement for water main of record in Book 1037, page 572, Register's Office for Davidson County, Tennessee.
4. Settlement Agreement recorded in Book 6784, page 285, Register's Office for Davidson County, Tennessee.