BILL GARRETT, Davidson County
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20130617-0061745

Return to: Southern Land Title,
P.O. Box 217, Nolensville, TN 37135

#1063

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Perry McWilliams and wife, Lisa McWilliams	(NEW OWNERS)	Map 181-11-0B-
7335 Autumn Crossing Way		Parcel 072.00CO
Brentwood, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Road, Ste B, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Steven Weaver and wife, Diane M. Weaver,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Perry McWilliams and wife, Lisa McWilliams,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 72, as shown on the Plan of Final Plat Concord Place II, Phase 2, Carter Property of record in Plat Instrument No. 20071120-0136051, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven Weaver and wife, Diane M. Weaver by warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20080331-0031987, said Register's Office. AND Scrivener Affidavits having since been recorded in Instrument Nos 20080516-0050547 and 20130607-058017, said Register's Office.

This conveyance is subject to the following:

1. **2013 Taxes, a lien not yet due and payable and assumed by the Grantees.**
2. **Restrictions set out as Hills at Concord Place of record in Instrument No. 20050914-0110829, amended in Instrument No. 20071129-0138688, said Register's Office.**
3. **Easements of record in Instrument Nos. 20071023-0125249 and 20070509-0055790, said Register's Office.**
4. **Water Quality Pond serving property Lots 69-73 as shown on Plan in Instrument No. 20070125-0010032, said Register's Office.**
5. **Maintenance Agreement of record in Instrument No. 20070509-0055790, said Register's Office.**
6. **Any and all matters appearing on the Plan of record in Plat Instrument No. 2007112-00136051, said Register's Office.**

This is improved property commonly known as **7335 Autumn Crossing Way, Brentwood, TN 37027**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 203,000.00.

Affiant

Subscribed and sworn to before me this
7th day of June, 20132

Notary public:

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 01/13/2015

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of June, 2013.

Steven Weaver

Diane M. Weaver

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVEN WEAVER AND DIANE M. WEAVER,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee,
this 7th day of June, 2013.

Notary Public
My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY