G-25313-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130077556 DEEDWARR
Recvd: 09/06/13 15:25 5 pgs
Fees:28.00 Taxes:1561.22
20130906-0094504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Weigeshoff	F&M Bank	117130A14100CO
(NAME)	(NAME)	
2723 Abbott Martin Road	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lynn Odess Wilmoth, Trustee of the Lynn Odess Wilmoth Management Trust u/a/d June 24, 2004**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald Weigeshoff, single man**, 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:

Land in Davidson County, Tennessee, being Unit No. 1-B, as shown on the plan of Pointset, Lots 1 and 2 Condominium, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 5256, Page 444, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Lynn O. Wilmoth, unmarried by Deed from Barbara S. Meyer, unmarried, dated 12/11/2006 and filed for record on 12/11/2006 in Instrument 200612110152589, Register's Office for Davidson County, Tennessee and further conveyed to Lynn Odess Wilmoth and her successors as Trustee of the Lynn Odess Wilmoth Management Trust dated June 24, 2004 by Deed from Lynn Odess Wilmoth, unmarried, dated 01/16/2007 and filed for record on 01/22/2007 in Instrument 200701220008207, Register's Office for Davidson County, Tennessee.

For purposes of identifying the Trust Instrument under which the Grantor has acquired title to the aforesaid property a Certification of Trust is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **2723 Abbott Martin Road, Nashville, TN 37215**
(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 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 6th day of September, 2013.

Lynn Odess Wilmoth, trustee
of the Lynn Odess Wilmoth
Management Trust u/a/d June
24, 2004

By: _____

Lynn Odess Wilmoth, Trustee of the Lynn Odess Wilmoth Management Trust u/a/d June 24, 2004

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynn Odess Wilmoth, Trustee of the Lynn Odess Wilmoth Management Trust u/a/d June 24, 2004, the, 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 in her capacity as Trustee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th DAY OF SEPTEMBER, 2013.

Commission expires:
7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

_____
Notary Public

Exhibit "A"

This

CERTIFICATION OF TRUST

prepared for

LYNN ODESS WILMOTH

regarding the

LYNN ODESS WILMOTH MANAGEMENT TRUST DATED JUNE 24, 2004,

AS AMENDED AND RESTATED

Hughes & Scalise, PC
The Luckie Building
600 Luckie Drive, Suite 310
Birmingham, AL 35223
PHONE: (205) 871-0300 FAX: (205) 871-0450

The undersigned Trustee hereby certifies the following:

1. Identification of Trust. This Certification of Trust refers to the LYNN ODESS WILMOTH MANAGEMENT TRUST DATED JUNE 24, 2004, AS AMENDED AND RESTATED under a trust agreement executed on June 24, 2004 by LYNN ODESS WILMOTH as Grantor and amended and restated on November 7, 2007 and again on November 27, 2012 by LYNN ODESS WILMOTH as Grantor. The Trust is currently in existence.

2. Trustee. The Trustee of the Trust is: LYNN ODESS WILMOTH

3. Address. The address of the Trustee is:

   LYNN ODESS WILMOTH
   3212 Paige Lane
   Birmingham, AL 35243

4. Trustee Powers. In every iteration of the Trust, including the 2004, 2007 and 2012 Trust documents, the Trustee has broad powers to deal with the assets of the Trust. The current powers of the Trustee are fully set forth in Paragraph 7 of the Trust Agreement. Included in the Trustee powers are (i) the power to invest in any property as an asset of the trust (Subparagraph (2)) and (ii) the power "to sell, transfer, assign and convey any of the property of the Trust or any interest therein, whether real or personal, or to exchange the same for other property, in a public or private sale or transaction for such price or prices and upon such terms and conditions as in the Trustee's discretion and judgment may be deemed for the best interest of the Trust and the beneficiaries hereunder, and to execute and deliver any deeds or conveyances (with or without warranty), receipts, releases, contracts, or other instruments necessary in connection therewith" (Subparagraph (4));

5. Type of Trust. Revocable

6. Third Party Reliance. Any third party may rely on the authority of the Trustee.

7. Taxpayer Identification Number. Grantor's Social Security Number.

8. Title to Trust Assets. Title to trust property may be taken in the following name: "LYNN ODESS WILMOTH MANAGEMENT TRUST DATED JUNE 24, 2004, AS AMENDED AND RESTATED," or in any other name selected by the Trustee.

9. No Modifications. The Trust has not been amended, modified or revoked in any manner which would cause the representations contained in this Certification of Trust to be incorrect.

10. Certification. The undersigned certifies that the statements in this Certification of Trust are true and correct.

IN WITNESS WHEREOF, the Trustee has executed this Certification on August 29, 2013.

TRUSTEE:

LYNN ODESS WILMOTH

WITNESSES:

Address: 600 Luckie Drive, Suite 310
Birmingham, AL 35223

Address: 600 Luckie Drive, Suite 310
Birmingham, AL 35223

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LYNN ODESS WILMOTH, whose name as Trustee is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand on August 29, 2013.

Notary Public

My Commission Expires: 6/22/16

(NOTARIAL SEAL)