THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13050103**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $304,400.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2013. My Commission Expires September 9, 2014 Notary Public My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130105830 DEEDWARR
Recvd: 12/19/13 13:45 2 pgs
Fees:13.00 Taxes:1126.28
20131219-0128356

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shelley Ann Bankard-Weaver and Ryan Michael Weaver 1815 6th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081-08-0-226.00

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, **Trust Development, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelley Ann Bankard-Weaver and Ryan Michael Weaver, Wife and Husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 446 on the Plan of North Nashville Real Estate Company's Plan of Lots as of record in Plat Book 21, page 105 Register's Office for Davidson County, Tennessee, as follows:

Beginning on the Westerly margin of 6th Avenue North, formerly High Street, at the southeast corner of the property conveyed to Kittie Green, et al, by deed from Charles Preston and wife, of record in Book 691, Page 194, Register's Office for Davidson County, Tennessee: thence with Greens southerly line westerly 137 feet more or less to the easterly margin of an alley; thence with said alley, southerly 25 feet more or less to the northerly margin of another alley; thence with said last mentioned alley, easterly 143 feet 6 inches to the westerly margin of 6th Avenue North thence with same 25 feet to the beginning.

Being the same property conveyed to Trust Development, LLC by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20081230-0123668 in the Register's Office for Davidson County, Tennessee, dated September 20, 2007, recorded December 30, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

This is improved property located at 1815 6th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2013.

Trust Development, LLC

BY: _____
James B Creason, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James B Creason, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Manager of Trust Development LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Manager.

Witness my hand, at office, this 16th day of December, 2013.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014