This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1023**

BILL GARRETT, Davidson County
Trans:T20140014472 DEEDWARR
Recvd: 03/03/14 12:48 2 pgs
Fees:13.00 Taxes:576.09
20140303-0017785

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/18/2014**, by and between **Billie Ann Weaver Hart, and Donald R. Williams, and Michael E. Weaver, and Gary Lee Weaver**, parties of the first part, and **Michaela Rae Redner**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Goodlettsville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by John Kohl, Surveyor, dated June 28, 1979, as follows:

BEGINNING at a 14 – inch beech tree in the western boundary line of the property conveyed to John R. Lyle and wife, Mollie S. Lyle by deed from Raymond E. Peterson and Mike McCoy of record in Book 4373, page 759, said Register's Office; thence south 58 deg. West 147 feet; thence south 70 deg. West 117.7 feet; thence south 71 deg. West 250 feet to a 19 – inch poplar tree; thence south 33 deg. 15 min. west 373.5 feet to a spike in the center of Ridgewood Road; thence with the centerline of said Road, south 47 deg. East 122.5 feet; thence south 40 deg. East 86.7 feet to a point; thence leaving said road, north 75 deg. 15 min. east 650.5 feet to a point in the western boundary of the aforementioned Lyle property; thence with Lyle's western boundary line, north 0 deg. 15 min. west 99.4 feet to a point; thence north 15 deg. 30 min. west 95.4 feet to a point; thence North 19 deg. West 166.3 feet to a 14 – inch oak tree; thence north 8 deg. West 150 feet to the point of beginning containing 7.0 acres, more or less.

BEING the same property conveyed to Billy Eugene Weaver and wife, Ada Belle Weaver by Deed from Caldwell Creel and wife, E. Elizabeth Creel, of record in Book 10533, Page 406, Register's Office for Davidson County, Tennessee. The said Billy Eugene Weaver and wife, Ada Belle Weaver having since died, said Billy Eugene Weaver predeceased Ada Belle Weaver. The said Ada Belle Weaver having since died intestate of August 25, 2012. Billie Ann Weaver Hart, Donald R. Williams, Michael E. Weaver and Gary Lee Weaver are the only heirs at law of Ada Belle Weaver. The estate is filed in Case No. 1291570, Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **016 00 0 161.00**
☒ Improved **7560 Ridgewood Road, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Billie Ann Weaver Hart

Billie Ann Weaver Hart

Donald R. Williams

Donald R. Williams

Michael E. Weaver

Michael E. Weaver

Gary Lee Weaver

Gary Lee Weaver

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Billie Ann Weaver Hart, Donald R. Williams, Michael E. Weaver and Gary Lee Weaver** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 18th day of February, 2014..

Rebecca T. Garland

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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Owner's Name: **Michaela Rae Redner**

and Address: **7560 Ridgewood Road, Goodlettsville, TN 37072**

Mail tax bills to:

CMG Mortgage, Inc.
3160 Crow Canyon Road #400
San Ramon, CA 94583

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$155,700.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 18th day of February, 2014..

Marie Collins

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY