WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Tracy Perry
Affiant

Subscribed and sworn to before me, this 24th day of February, 2014

Notary Public

MY COMMISSION EXPIRES: 3/24/17
(AFFIX SEAL)

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20140014603 DEEDWARR
Recvd: 03/04/14 09:43 3 pgs
Fees:18.00 Taxes:777.00
20140304-0017938

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward F. Weiss	Ameris Bank	084-06-0
(NAME)	(NAME)	(MAP)
2608 Windemere Drive	1800 Parkway Place, Suite 820	016.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Donna J. Brim Foster, Steven J. Brim, and Michael (Tony) A. Brim, Sr., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Edward F. Weiss and Margaret S. Moore Weiss, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section Four, Sunny Acres, of record in Plat Book 2900, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED IN THIS CONVEYANCE ARE THE FOLLOWING DESCRIBED PROPERTIES:

A triangular shaped tract of land lying between the rear of Lot No. 115 and the easterly margin of Briley Parkway and being part of the remainder of Lot No. 113 of Sunny Acres Subdivision, Section Four, of record in Plat Book 2900, Page 2, Register's Office for Davidson County, Tennessee. Not used for right-of-way for Briley Parkway and described as follows:

BEGINNING at a point where the easterly margin of Briley Parkway intersects the common corner of Lot Nos. 113 and 114 and 115; thence North 39 deg. 39 min. 30 sec. East 160.80 feet along the easterly margin of Briley Parkway to a point; thence South 27 deg. 10 min. 15 sec. East 66.47 feet along a line as if the line between Lot Nos. 115 and 116 were extended; thence South 64 deg. 09 min. 30 sec. West 147.85 feet along the rear line between Lot 113 and 115 to the point of beginning and containing 4,905 square feet or 0.11 acres, more or less.

A triangular shaped tract of land in Davidson County, Tennessee, being the remainder of Lot No. 114 of Sunny Acres Subdivision, Section Four, of record in Plat Book 2900, Page 2, Register's Office for said County and not used as right-of-way for Briley Parkway and described as follows:

BEGINNING at a point where the easterly margin of Briley Parkway intersects the common corner of Lot Nos. 113, 114 and 115, as shown on the Plan of Sunny Acres Subdivision, Section Four, of record in Plat Book 2900, Page 2, Register's Office for Davidson County, Tennessee; thence South 5 deg. 32 min. 44 sec. West 171.0 feet along the lot line between Lot Nos. 114 and 115 as shown on said Plan to a point; thence northwesterly 95.06 feet along a curve that has a 419.59 foot radius in the northerly margin of Windemere Drive to a point; thence North 35 deg.

59 min. 44 sec. East 186.00 feet along the easterly margin of Briley Parkway to the point of beginning and containing 0.19 acres, more or less.

Being the same property conveyed to Turner J. Brim and wife, Emma D. Brim by Deed from Richard E. Leedy and wife, Kathleen J. Leedy, of record in Book 11248, Page 182, Register's Office for Davidson County, Tennessee, dated December 9, 1998 and recorded on December 11, 1998. The said Emma D. Brim having predeceased Turner J. Brim, leaving Turner J. Brim as surviving tenant by the entirety. The said Turner J. Brim having since died leaving a Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Docket No. 13P548, having devised said property to Donna J. Brim Foster, Steven J. Brim and Michael (Tony) A. Brim, Sr.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2608 Windemere Drive, Nashville, Tennessee 37214

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/our hand(s) this 24th day of February, 2014.

Donna J. Brim Foster

Steven J. Brim by Donna J. Brim Foster
As Attorney-in-Fact
atty in fact

Michael (Tony) A. Brim, Sr. by Donna J. Brim Foster as Attorney-in-Fact
atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donna J. Brim Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day of February, 2014.

Notary Public

JENNIFER S. DUNLAP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 9/20/17

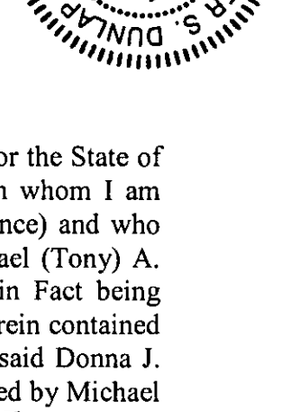
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Donna J. Brim Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Steven J. Brim, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Steven J. Brim, the bargainor, by the said Donna J. Brim Foster, as Attorney in Fact as authorized in Power of Attorney executed by Steven J. Brim of record in Instrument No. 20140304-0017936, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 24th day of February, 2014.

Notary Public

My Commission Expires: 9/20/17



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Donna J. Brim Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Michael (Tony) A. Brim, Sr., the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Michael (Tony) A. Brim, **Sr.**, the bargainor, by the said Donna J. Brim Foster, as Attorney in Fact as authorized in Power of Attorney executed by Michael (Tony) A. Brim, Sr. of record in Instrument No. 20140304-0017937, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 24th day of February, 2014.

Notary Public

My Commission Expires: 9/20/17