Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140050663 DEEDWARR
Recvd: 07/15/14 13:47 2 pgs
Fees:13.00 Taxes:1217.30
20140715-0062430

39-B
File #14-1169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julian B. Baker, and wife, Carolyn A. Baker**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher P. Weigel, and Megan E. Weigel, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County being Lot 43 on the Plan of North Hill Estates, Section Four, as of record in Book 3842, Page 229, Register's Office for Davidson County, Tennessee.

Said Lot, No. 43, fronts 130 feet on the southeasterly side of Cumberland Hills Drive and extends back 326.78 feet on the northeasterly line and 338.91 feet on the southwesterly line, to a line in the rear on which it measures 146.66 feet.

Being the same property conveyed to Julian B. Baker and wife, Carolyn A. Baker by deed from George A. Griffin, Jr. and wife, Dixie G. Griffin, in the amount of $137,500.00, dated January 30, 1985, of record in Book 6485, page 546, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 405 Cumberland Hills Drive, Madison TN, 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of July, 2014.

Julian B. Baker

Carolyn A. Baker

State of Tennessee)
County of Davidson)

On this 9th day of July, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Julian B. Baker and Carolyn A. Baker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 329,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of July, 2014.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Christopher P. Weigel	Avenue Bank	34-4-22.00
405 Cumberland Hills Drive	111 10th Avenue South, Suite 200	
Madison, TN 37115	Nashville, TN 37203	