Davidson County	**DEEDWARR**
Recvd: 07/21/14 15:22	**3 pgs**
Fees:18.00 Taxes:538.35	
20140721-0064661	

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $145,500.00

Affiant

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

Notary Public
My commission expires: 12/18/17

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brian T. Weaver 2538 Edge-O-Lake Dr. Nashville TN 37217	New Owner	14903004800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Adam J. Abes and wife Ayhan H. Ridha hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brian T. Weaver and Stephanie C. Weaver, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

being Lot No 398 on plan of Edge-o-Lake Estates Section 6, Register's Office For Davidson County Tennessee to which plan reference is hereby made for a more complete description.

as of record in Book 3700, page 16,

Being the same property conveyed to Ada S. Abes by deed from Reliant Bank of record in Instrument No 20080610-0059748 and dsted June 10, 2008. Adam Abes having conveyed an interest to Ayhan H. Ridha by deed of record in Instrument No.20121024-0097632 Register's Office for Davidson County Tennessee

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Edge-o-Lake Estates Section 6 of record in Book 3700Page 16

This property is improved property known as 2538 Edge-O-Lake Dr., Nashville, Tennessee 37217

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 16th day of July, 2014.

Adam J. Abes

Ayhan H Ridha, by Diana Richards
Ayhan H. Ridha, by Diana Richards Her Attorney in Fact
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam J. Abes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of July, 2014.

Notary Public

My Commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of July, 2014, before me personally appeared Diana Richards to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ayhan H. Ridha acknowledged that such person executed the same as the free act and deed of Ayhan H. Ridha.

Notary Public

My Commission expires 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08305

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

