BILL GARRETT, Davidson County
Trans:T20140056696 DEEDWARR
Recvd: 08/04/14 15:04 2 pgs
Fees:13.00 Taxes:1006.40

20140804-0069821

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 1st day of August, A.D., 2014, by and between

Kevin R. Weigand and spouse, Angela Oliva Weigand

First Parties, and

Blue Terrapin, LLC

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21, ON THE PLAN OF HORTON HEIGHTS, SECTION IV, OF RECORD IN PLAT BOOK 1835, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KEVIN R. WEIGAND, AN UNMARRIED MAN BY DEED FROM ELIZABETH ANN SASTRE UNMARRIED, RECORDED ON NOVEMBER 2, 2011, OF RECORD IN INSTRUMENT NUMBER 20111102-0085109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. KEVIN R. WEIGAND HAVING SINCE MARRIED. HIS SPOUSE, ANGELA OLIVIA WEIGAND HAVING JOINED THIS CONVEYANCE AS TO HER MARITAL INTEREST, IF ANY, IN THE SAID PROPERTY.

OWNER:
Blue Terrapin, LLC
8707 Southern Breeze Dr.
Orlando, FL 32836

RESPONSIBLE TAXPAYER:
New Owner

CLT # 10208002900

MR-PA-245882

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× K. R. Weigand
Kevin R. Weigand

× Angela Oliva Weigand
Angela Oliva Weigand

✓STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, Kevin R. Weigand and spouse, Angela Oliva Weigand , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2014

Mary Jane Cassidy
Notary Public

My Commission Expires: March 6th, 2018

MARY JANE CASSIDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $272,000.00. Affiant [signature].

Subscribed and sworn to before me this 1st day of August, 2014.

My Commission Expires:
11/13/17

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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