WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001705 DEEDWARR
Recvd: 01/08/15 10:25 2 pgs
Fees:13.00 Taxes:1317.20
20150108-0002030

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph A. Reed	U.S. Bank N.A.	02500017100
(NAME)	(NAME)	
430 Rosehill Drive	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Earth City, MO 63045	
(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 considerations, the receipt of which is hereby acknowledged, we, **Victoria Suzanne Weaver and Robert Weaver, Wife and Husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joseph A. Reed and Heather L. Reed, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the Eleventh Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated June 14, 1988, and revised August 9, 1988, and known as Job I 880137, more particularly described as follows: Tract No. 3 of the Hall/Hinkle property: Beginning at a concrete monument, said point of beginning being the Northwestern most terminus of Highland Heights Drive and also bein the Easternmost corner of the herein described tract; thence with Highland Heights Drive as recorded in Highland Heights Acres of record in Book 3700, page 97, R.O.D.C., TN, S 42° 45' 01" W 49.93 feet to a concrete monumen thence continuing with said Highland Heights Acres S 36° 30' 18" W 161.21 feet to a concrete monument; thence leaving said Highland Heights Acres and with the line of the Naomi W. Mitchell property of record in Book 4811, pa 139, S 38° 05' 47" W 100.07' to an iron pin; thence leaving Mitchell's line N 50°19' 35" W 269.21' to an iron pin; thence N 11° 39' 50" E 961.20 feet to an iron pin; thence S 13° 14' 55" E 891.97 feet to the point of beginning, containing 5.10 acres, more or less. Together with an ingress and egress easement more particularly described in Book 9249, page 640, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Victoria Suzanne Weaver and Robert Weaver, Wife and husband by Warranty Deed dated 01/26/2007 from Marvin Keith Hopper and wife, Cynthia D. Hopper of record in Instrument 200701290011729, Register's Office for Davidson County, Tennessee.

All matters set out in document including but not limited to restrictions of record in Book 7643, Page 389, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers Easement of record in Book 4956, Page 185 and Book 5847, Page 936, said Register's Office.

Easement of record in Book 6082, Page 41, said Register's Office.

All matters including but not limited to an Easement of record in Book 7643, Page 389, said Register's Office.

Grant of Easement Easement of record in Book 9249, Page 640, said Register's Office.

Easement for Water and Sewer Service of record in Book 9330, Page 976, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 430 Rosehill Drive, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 31st day of December, 2014.

Victoria Suzanne Weaver

Victoria Suzanne Weaver

Robert Weaver

State of Tennessee
County of Wilson

Personally appeared before me Victoria Suzanne Weaver and Robert Weaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of December, 2014.

Tracey Trumphour

Notary Public
My Commission Expires: 5.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122