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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 15043868** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,080,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of May 2015.<br><br>PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE<br><br>Notary Public<br>My Commission Expires: March 8, 2016 |

## WARRANTY DEED

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| Address New Owner:<br>Amy M. Prichard, Trustee<br>723 GREELEY DR<br>Nashville TN 37205-2630 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>115-4-38.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Bret Weinger, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy M. Prichard, Trustee of the Greeley Drive Trust, under Revocable Trust Agreement dated April 30th, 2015** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 256 on the plan of Hillwood Estates Section 10, as of record in Plat Book 2331, Page 95 and 96, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Michele Jaye Weinger to Matthew Bret Weinger, as recorded on the 15th day of November, 2013 in Instrument No. 20131115-0118016; Quitclaim Deed from Michele Jaye Weinger to Matthew Bret Weinger, as recorded on the 6th day of September, 2013 in Instrument No. 20130906-0094406 and Warranty Deed from Susan Thetford, unmarried to Matthew B. Weinger and Michele J. Weinger, husband and wife, as recorded on the 2nd day of February, 2005 in Instrument No. 20050202-0011974, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD ESTATES, SECTION 10, as recorded in Plat Book 2331, Page(s) 95 and 96,

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 723 GREELEY DR Nashville TN 37205-2630

BILL GARRETT, Davidson County
Trans:T20150039277 DEEDWARR
Recvd: 05/20/15 12:36 2 pgs
Fees:13.00 Taxes:3996.00
20150520-0046584

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 14th day of May 2015.

Matthew Bret Weinger

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Bret Weinger, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018