This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 06/17/15 10:35 3 pgs
Fees:18.00 Taxes:370.00
20150617-0057652

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Daniel B. Kohavi **209 West Marthona Road** **Madison, Tennessee 37115**	**New Owner**	**42-15-46**

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That **Robert L. Weakley** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Daniel B. Kohavi and wife, Emily A. Kohavi** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 69, 70, 71 & 72 of Block "B" on the unrecorded Plan of Marthona, a development by the Cumberland Development Company described according to a copy of a survey thereof made December 1937, by J.A. Mefford, to which Plan reference is hereby made for a more complete description of the property.

BEGINNING at a point in the easterly margin of Ezell Road West, the common corner of Lots Nos. 68 and 69, being 1230 feet south of the southeast intersection of said Road and Old Hickory Boulevard; thence easterly with the line between said lots 420 feet to a point which is 1242.9 feet south of Old Hickory Boulevard, being the common corner of Lots Nos. 68, 69, 170, and 169; thence southerly parallel to the easterly line of Ezell Road West 100 feet; thence westerly parallel to the first line 420 feet to the easterly margin of Ezell Road West; thence with the margin of the same northerly 100 feet to the point of BEGINNING.

Being the same property conveyed to Robert L. Weakley and Remona Weakley, husband and wife, by Warranty deed from Dwayne Shepherd, unmarried of record in Book 9921, page 654, Register's Office for Davidson County, Tennessee, dated January 4, 1996 and recorded on January 10, 1996. The said Remona Weakley having since died, title now vests solely in Robert L. Weakley by virtue of tenancy by the entirety.

Being also known as 209 W Marthona Road Madison, TN 37115.

This is improved property which bears the address of: 209 West Marthona Road, Madison, Tennessee 37115

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **15th** day of **June, 2015.**

Robert L. Weakley

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, **Robert L. Weakley,** 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 office at Brentwood, Tennessee, on this **15th** day of **June, 2015.**

Notary Public

Commission Expires: 1/8/2019

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$100,000.00**.

Sworn to and subscribed before me this **15th** day of **June, 2015.**

Affiant

Notary Public

My Commission Expires: 12-6-16

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.
My Commission Expires

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

