BILL GARRETT, Davidson County
Trans:T20150057807 DEEDWARR
Recvd: 07/16/15 11:20 3 pgs
Fees:18.00 Taxes:1757.50
20150716-0069441

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
15072 Box 26b

26B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
William C. Yancey, Jr.	New Owner	142-16-A 88
1301 Falkirk Court		
Nashville, TN 37221		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Charles E. Weber and Barbara L. Weber husband, and wife (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto William C. Yancey, Jr. and Constance L. Yancey, husband and wife (The "Grantees'), Grantees heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 88, on the Plat of Phase Two of Devon Park, a Planned Unit Development of record in Plat Book 6250, page 432, said Register's Office, to which reference is hereby made for a more complete description.

TOGETHER with a right and easement of enjoyment in and to the common area as defined and as set out in the Declaration of Covenants, Conditions and Restrictions for Devon Park, Phase II, of record in Book 6541, page 542, said Register's Office.

Being the same property conveyed to Charles E. Weber by warranty deed dated September 30th, 1986 from STM Devon Park Partnership of record in Book 7014, page 938, said Register Office.

This instrument is being executed on behalf of Barbara L. Weber pursuant to the Durable General Power of Attorney executed by her and being filed for record simultaneously herewith.

This is improved real property located at 1301 Falkirk Court, Nashville, Tennessee 37221.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. All matters and conditions shown on the plat of Devon Park Phase II, of record in Book 6250, page 432, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 6176, page 7, Book 6541, page 542, Book 6967, page 156 and By-Law of record in Book 8276, page 53, said Register's Office for Davidson County, Tennessee.
4. Storm-water Detention Agreement of record in book 6145, page 252 ad book 6503, page 144, said Register's Office for Davidson County, Tennessee.
5. Charter of Devon Park HOA in Book 7372, page 862, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $475,000.00
(
(
(Subscribed and sworn to before me
(this 9th day of July, 2015.
(
(My Commission Expires: _____ Notary Public

Affiant

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

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

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 9th day of July, 2015.

Charles E. Weber

BARBARA L. WEBER SIGNED BY Charles E Weber AND ATTORNEY IN FACT

Barbara L. Weber
By: Charles E. Weber, Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Charles E. Weber with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Barbara L. Weber and who acknowledged that he executed the same as the free act and seed of the said Barbara L. Weber.

WITNESS my hand and official seal at Nashville, Tennessee this 9th day of July, 2015.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Charles E. Weber with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 9th day of July, 2015.

My Commission Expires: _____ Notary Public

