Map & Parcel 14616016800

This Instrument Was Prepared By:
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

Benjamin W. Weigel, et ux
5213 Smartt Drive
Nashville, TN 37220

Mortgagee:

BILL GARRETT, Davidson County
Trans:T20150063118 DEEDWARR
Recvd: 07/31/15 11:44 2 pgs
Fees:13.00 Taxes:888.00
20150731-0075730

WARRANTY DEED

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 which is hereby acknowledged, the TED M. GEORGE REVOCABLE LIVING TRUST, Grantor, has bargained and sold and by these presents does transfer and convey unto BENJAMIN W. WEIGEL and wife, CAROLINE E. WEIGEL, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Being Lot No. 951 on the Plan of Brentwood Hall, Section IX, of record in Plat Book 2231, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to the Ted M. George Revocable Living Trust by quitclaim deed of record in Instrument No. 20121218-0116323, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property with an address of 5212 Smartt Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) 2015 Metropolitan Government of Nashville and Davidson County, Tennessee taxes are a lien not yet due and payable. Grantor has paid it's prorate part thereof to Grantees who will be responsible for the payment of said taxes when they come due and payable. 2) Matters appearing on the Plan of Brentwood Hall, Section IX, of record in Plat Book 2331, page 92, Register's Office for Davidson County, Tennessee. 3) Restrictive Covenants of record in Book 2488, page 489, Register's Office for Davidson County, Tennessee. 4) Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5626, page 800, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 30th day of July, 2015.

Ted M. George, Trustee

Ted M. George, Trustee of the TED M. GEORGE REVOCABLE LIVING TRUST

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ted M. George, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Ted M. George Revocable Living Trust, the within named bargainor, and as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2015.

JEAN C. POTEETE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/22/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred Forty Thousand and no/100 ($240,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of July, 2015.

JEAN C. POTEETE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/22/2017