THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150079034 DEEDWARR
Recvd: 09/17/15 10:31 3 pgs
Fees:18.00 Taxes:120.25
20150917-0094337

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Sept, 2015

Notary Public

MY COMMISSION EXPIRES: March 5, 2016

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Michael Weaver		MAP
1710 Windover Drive	1815 6th Ave. North	PARCEL 069-11-0-020-00
Nashville, TN 37218-2411	Nashville, Tennessee 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Matthew Walker, Jr., Trustee, Daniel Phillip Walker, Trustee, Brandford E. W. Giddings, Jr., and Randolph M. Giddings Successor Trustees of the Charlotte Rose Walker Living Trust u/a/d January 15, 1999**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Michael Weaver and wife, Shelley A. Bankard Weaver**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Gardner's Gold Coast Subdivision of record in Plat Book 2133, Page 79, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 120 feet on the southwesterly side of Windover Drive, and runs back 280 feet on the easterly line and 264.5 feet on the northwesterly line to a dead line which is a broken line on which it measures 260.5 feet.

Being a portion of the same property conveyed to Charlotte Rose Walker, Maxine Walker Giddings, Matthew Walker, Jr., and Daniel Phillip Walker, as Trustees of the Charlotte Rose Walker Living Trust by quitclaim deed from Charlotte Rose Walker of record in Instrument No. 20000310-0025120 Register's Office for Davidson County, Tennessee, dated 01/14/2000 and recorded on 03/10/2000.
(Value or consideration as shown in aforementioned deed $0.)
Being also known as 1710 Windover Drive Nashville, TN 372182411.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1710 Windover Drive, Nashville, TN 37218-2411.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 hand(s) this the 11th day of September, 2015.

Successor Trustees of the Charlotte Rose Walker Living Trust

Daniel Phillip Walker, Trustee

Randolph M. Giddings, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Phillip Walker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11 day of September, 2015.

My Commission expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randolph M. Giddings** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of September, 2015.

NOTARY PUBLIC STATE OF FLORIDA
ASHLEIGH SHELVER
MY COMMISSION # FF147327
EXPIRES: August 03, 2018

My Commission expires: August 3, 2018

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 hand(s) this the 11th day of September, 2015.

Successor Trustees of the Charlotte Rose Walker Living Trust

Matthew Walker, Jr., Trustee

Brandford E. W. Giddings, Jr., Trustee

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Walker, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10 day of September, 2015.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Minnesota
COUNTY OF Dakota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brandford E. W. Giddings, Jr.**the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of September, 2015.

My Commission expires: 01/31/2017

Notary Public

DAN LINDSTROM
Notary Public
State of Minnesota
My Commission Expires
January 31, 2017