BILL GARRETT, Davidson County
Trans:T20150079203 DEEDWARR
Recvd: 09/17/15 13:52 3 pgs
Fees:17.00 Taxes:0.00
20150917-0094553

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Teresa Weber

Teresa Carol Weber, as Trustee, Affiant

Subscribed and sworn to before me,
this 9th day of September, 2015.

Notary Public
My Commission Expires: 9-11-2017

MARY GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Teresa Carol Weber, Trustee of the Teresa C. Weber Separate Property Trust, as Amended and Restated u/a dated September 9, 2015 9735 Jupiter Forest Drive Brentwood, TN 37027	Teresa Carol Weber, Trustee of the Teresa C. Weber Separate Property Trust, as Amended and Restated u/a dated September 9, 2015 9735 Jupiter Forest Drive Brentwood, TN 37027	161-13B-425

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **TERESA C. WEBER AND HUSBAND, MARK WEBER** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **TERESA CAROL WEBER, TRUSTEE OF THE TERESA C. WEBER SEPARATE PROPERTY TRUST, as amended and restated u/a dated September 9, 2015**, (the "Grantee") its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows

LAND in Davidson County, Tennessee, being Unit No. 425 on the Plan of Creekside of Brentwood, as shown on Exhibit "B" to the Master Deed of record in Instrument No.

20040702-0079260; as amended in Instrument No. 20050204-0013611, Instrument No. 20050329-0034131 and in Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Teresa C. Weber and husband, Mark Weber by Quitclaim Deed dated October 18, 2011, from Teresa C. Weber, Trustee of The Teresa C. Weber Separate Property Trust, dated May 27, 1993, and of record as Instrument No. 20111020-0081658, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 425 Lazy Creek Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 9th day of September, 2015.

Teresa Weber

TERESA C. WEBER

Mark Weber

MARK WEBER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERESA C. WEBER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 9th day of September, 2015.

Notary Public

My Commission Expires: 9-11-2017

MARY GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK WEBER**, 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 on this 9th day of September, 2015.

Notary Public

My Commission Expires: 9-11-2017

MARY GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017