BILL GARRETT, Davidson County
Trans:T20160002778 DEEDWARR
Recvd: 01/12/16 09:55 8 pgs
Fees:43.00 Taxes:1498.50
20160112-0003059

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

Return to Security Title & Escrow Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Gary C. Weil and wife, Kathleen M. Weil, a/k/a Cathy O. Weil, by and through her Attorney-in-Fact, Gary C. Weil, as shown of record in Book _____, Page _____, Register's Office of DAVIDSON County, Tennessee and Dennis T. Weil and wife, Joyce A. Weil, a/k/a Joyce G. Weil and Karen J. Kehoe, by and through her Attorney-in-Fact, Gary Che Weil or Dennis T. Weil, as shown of record in Book ____, Page ____, Register's Office of DAVIDSON County, Tennessee,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Kyle Steffen and Elizabeth Helton, as joint tenants with the right of survivorship,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

#20160112-0003057

#20160112-0003058

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in the Ninth (9th) Civil District of DAVIDSON County, Tennessee and being more particularly described as follows:

See Attached Exhibit "A" and Exhibit "B" for Legal Descriptions.

Map & Parcel: 11200004200

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for Easement in favor of USA of record in Book 4217, Page 588, Register's Office of **Davidson** County, Tennessee and the current years real estate taxes and any other easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 8th day of **JANUARY, 2016.**

Gary C. Weil

Kathleen M. Weil, a/k/a Cathy O. Weil, By: Gary C. Weil, Attorney-in-Fact

STATE OF **TENNESSEE**

COUNTY OF Maury

Personally appeared before me, the undersigned, **Gary C. Weil,** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of **January, 2016.**

My commission expires: _____

Notary Public

ROBERT D. DuBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 21, 2018

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, **Gary C. Weil,** with whom I am personally acquainted, and who acknowledged that **he** is the **Attorney In Fact of the maker, Kathleen M. Weil, a/k/a Cathy O. Weil,** and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of **January, 2016.**

My commission expires: _____

Notary Public

ROBERT D. DuBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 21, 2018

IN WITNESS WHEREOF, this conveyance has been executed on the 8th day of **JANUARY, 2016.**

Dennis T. Weil

Joyce A. Weil, a/k/a Joyce G. Weil

STATE OF **TENNESSEE**

COUNTY OF Maury

Personally appeared before me, the undersigned, **Dennis T. Weil and wife, Joyce A. Weil, a/k/a Joyce G. Weil,** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of **January, 2016.**

My commission expires: _____

Notary Public

ROBERT D. DuBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 21, 2018

ROBERT D. DuBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 21, 2018

IN WITNESS WHEREOF, this conveyance has been executed on the 8th day of **JANUARY, 2016.**

Karen J. Kehoe, By: Gary Che Weil, Attorney-in-Fact

1/8/16

STATE OF TENNESSEE

COUNTY OF Maury

Personally appeared before me, the undersigned, **Gary Che Weil**, with whom I am personally acquainted, and who acknowledged that **he** is the **Attorney In Fact of the maker, Karen J. Kehoe,** and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of **January, 2016**

My commission expires: _____

Notary Public

ROBERT D. DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 6, 2018

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 405,000.00.**

Affiant

MELISSIA DUGGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 1, 2018

Subscribed and sworn to before me, this 8th day of **January, 2016.**

My commission expires: _____

Notary Public

NEW PROPERTY OWNERS:

Kyle Steffen and Elizabeth Helton

5687 Forbes Avenue

Pittsburgh, PA 15217

PERSON(S) RESPONSIBLE FOR TAXES:

SAME

EXHIBIT "A"

Land in the Ninth, formerly Fourteenth Civil District of Davidson County, Tennessee, described according to a partial survey made by Z.J. Wilkinson, Surveyor, May 12, 1943, as follows:

BEGINNING at a point 5 poles south of the center line of the Old Charlotte Road at a hickory, said beginning point in the southwest corner of a 10 acre tract of land owned by Kelly; running thence east with Kelly's south line and Gourley and Waldrop's south line, South 87-1/2 degrees East 232 poles to a stone in hollow; thence South 3 degrees West 134 poles; thence North 76 degrees West 206 poles to a stone; thence North 1 degrees East 22 poles to a stone pike; thence North 87-1/2 degrees West 30.7 poles to a stake 2.72 poles east of ash tree; thence North 82 degrees West 136.32 poles crossing Old Charlotte Road to a point in the northwest corner of Geo. Bryant's 6 acre tract of land, of record in Book 504, Page 290, Register's Office of Davidson County, Tennessee; thence North 2-1/2 degrees East 51 poles to a stone marked "H" in the center of old road; thence North 2-1/2 degrees East 40 poles to a double beech; thence South 86-1/2 degrees East 136 poles to a stake near paling fence; thence South 3 degrees West crossing Old Charlotte Road, 27 poles to a hickory, the point of beginning containing 231 acres, more or less.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is a 21 acre tract, not of record, as shown on the survey entitled "9th Civil District, Davidson Co., Tenn., survey Nov., 1968, by Jack R. Underwood Stationary Engineer #64009, as follows;

EXCLUSION NO. 1: Being Lot 1 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to James W. Hatmaker and wife, Eloise Q. Hatmaker, by deed from Chester Harold Weil and wife, Agnes Weil, dated September 20, 1974, and of record in Book 4857, Page 873, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

EXCLUSION NO. 2: Being Lot 2 on the Plan of C. H. Weil Property, not of record, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to Luther Hatmaker and wife, Lenna Hatmaker, by deed from Chester Harold Weil and wife, Agnes Weil, dated April 7, 1975, and of record in Book 4906, Page 792, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

EXCLUSION NO. 3: Being Lot 3 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to Robert E. Norman, Sr., and wife, Celia Norman, by deed from Chester Harold Weil and wife, Agnes Weil, dated April 30, 1973, and of record in Book 4733, Page 235, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

EXCLUSION NO. 4: Being Lots 4 and 5 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to Chester Harold Weil and Agnes Weil, husband and wife, by Quitclaim Deed from William J. Kehoe and Karen J. Kehoe, husband and wife, Gary C. Weil and Cathy O. Weil, husband and wife, and Dennis T. Weil and Joyce G. Weil, husband and wife, dated March 22, 1988, and of record in Book 7575, Page 309, in the Register's Office of Davidson County, Tennessee; and further having been conveyed to Robert E. Woodard and Gladys Woodard, husband and wife, by deed from Chester Harold Weil and wife, Agnes Weil, dated March 15, 1988, and of record in Book 7575, Page 311, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

EXCLUSION NO. 5: Being Lot 6 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to Joe D. Demonbreun and wife, Josie Lee Demonbreun, by deed from Chester Harold Weil and wife, Agnes Weil, dated August 20, 1974, and of record in Book 4849, Page 837, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

EXCLUSION NO. 6: Being Lot 7 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to Joe D. Demonbreun and wife, Josie Lee Demonbreun, by deed from Chester H. Weil and wife, Agnes Weil, dated August 20, 1974, and of record in Book 4849, Page 833, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Chester Harold Weil by deed from Robert A. Nash, Jr., an unmarried person, doing business as Nash Food Products, dated March 12, 1947, and of record in Book 1492, Page 197, in the Register's Office of Davidson County, Tennessee. A one-ninth interest in said property was conveyed to William J. Kehoe and Karen J. Kehoe, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated August 28, 1974, and of record in Book 4852, Page 980, in the Register's Office of Davidson County, Tennessee. A one-ninth interest in said property was conveyed to Dennis T. Weil and Joyce G. Weil, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated August 28, 1974, and of record in Book 4852, Page 982, in the Register's Office of Davidson County, Tennessee. A one-ninth interest in said property was conveyed to Gary C. Weil and Cathy O. Weil, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated August 28, 1974, and of record in Book 4852, Page 978, in the Register's Office of Davidson County, Tennessee. An additional one-ninth interest in said property was conveyed to William J. Kehoe and Karen J. Kehoe, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated February 2, 1978, and of record in Book 5252, Page 190, in the Register's Office of Davidson County, Tennessee. A additional one-ninth interest in said property was conveyed to Dennis T. Weil and Joyce G. Weil, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated February 2, 1978, and of record in Book 5252, Page 186, in the Register's Office of Davidson County, Tennessee. An one-ninth interest in said property was conveyed to Gary C. Weil and Cathy O. Weil, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated February 2, 1978, and of record in Book 5252, Page 188, in the Register's Office of Davidson County, Tennessee. The said Chester H. Weil having died on May 10, 1993, as a resident of Hamilton County, Ohio. The remaining one-third interest of Chester Harold Weil was devised to Gary C. Weil, Karen J. Kehoe and Dennis T. Weil, equally, by the Last Will and Testament of Chester H. Weil, deceased. Said Will was filed for probate on May 21, 1993, in the Probate Court of Hamilton County, Ohio, Case No. 932361. Chester H. Weil was predeceased by his wife, Agnes A. Weil. The said Agnes A. Weil having died on August 19, 1992.

See also, Affidavit of Heirship of record in Book ____, Page ____, Register's Office of Davidson County, Tennessee. #20160112-0003055

See also, Quitclaim deed from William J. Kehoe to Karen J. Kehoe of record in Book ____, Page ____, Register's Office of Davidson County, Tennessee. #20160112-0003056

The property conveyed is further described as follows:

See Attached Exhibit "B" for Legal Description.

EXHIBIT "B"

MCE1115

TRACT 1:
GARY WEIL ETAL
191.15 ACRES

BEING AND LYING IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND LYING SOUTH OF AND ADJACENT TO OLD CHARLOTTE PIKE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A POINT IN THE CENTER OF OLD CHARLOTTE PIKE; SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTHWEST CORNER OF DAVID K. WAYMAN ETUX; THENCE WITH CENTER OF SAID ROAD, N 03°27'04" W For A Distance Of 133.21' To A POINT; THENCE N 05°37'06" W For A Distance Of 178.34' To A POINT; THENCE N 06°21'22" W For A Distance Of 105.78' To A POINT; THENCE N 03°30'39" E For A Distance Of 127.33' To A POINT; THENCE N 19°26'35" E For A Distance Of 210.07' To A POINT; THENCE N 36°01'05" E For A Distance Of 142.29' To A POINT; THENCE N 53°25'55" E For A Distance Of 136.99' To A POINT; THENCE N 65°41'40" E For A Distance Of 107.21' To A POINT; THENCE N 75°13'39" E For A Distance Of 126.51' To A POINT; THENCE N 83°55'58" E For A Distance Of 117.30' To A POINT; THENCE S 82°22'28" E For A Distance Of 78.52' To A POINT; THENCE S 64°19'03" E For A Distance Of 99.85' To A POINT; THENCE S 49°39'54" E For A Distance Of 105.62' To A POINT; THENCE S 43°06'50" E For A Distance Of 125.72' To A POINT; THENCE S 45°42'32" E For A Distance Of 96.42' To A POINT; THENCE S 55°51'28" E For A Distance Of 125.70' To A POINT IN THE INTERSECTION OF THE CENTER OF OLD CHARLOTTE PIKE AND CENTER OF SEARS ROAD; THENCE WITH CENTER OF OLD CHARLOTTE PIKE, S 65°42'59" E For A Distance Of 62.97' To A POINT; THENCE S 76°00'16" E For A Distance Of 66.27' To A POINT; THENCE S 85°44'23" E For A Distance Of 30.18' To A POINT; THENCE N 85°56'07" E For A Distance Of 60.85' To A POINT; THENCE N 76°31'27" E For A Distance Of 102.91' To A POINT; THENCE N 67°39'26" E For A Distance Of 73.75' To A POINT; THENCE N 58°13'34" E For A Distance Of 70.21' To A POINT; THENCE N 46°24'55" E For A Distance Of 91.33' To A POINT; THENCE N 42°37'24" E For A Distance Of 263.88' To A MAG NAIL; THENCE N 42°29'10" E For A Distance Of 19.65' TO A POINT; SAID POINT BEING THE WEST BOUNDARY OF EMMETT EVANS ETUX; THENCE LEAVING SAID ROAD WITH EVANS, S 03°30'40" W, PASSING AN IRON PIN SET AT 39.70', IN ALL A Distance Of 103.04' TO AN IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF EVANS; THENCE CONTINUING WITH EVANS, S 85°00'15" E, PASSING THE CENTER OF A TVA LINE AT 252.67', AN IRON PIN FOUND AND SOUTHWEST CORNER OF CHARLES HULAN ETUX AT 660.03', ALSO PASSING THE SOUTH BOUNDARY OF RICHARD HULAN, THE SOUTHWEST CORNER OF GEORGIA FISHER, AND THE SOUTHWEST CORNER OF CARL FERGUSON, IN ALL A Distance Of 3884.54' TO AN IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHEAST CORNER OF FERGUSON, AND THE WEST BOUNDARY OF ROBIN JONES; THENCE WITH JONES, S 04°09'47" W For A Distance Of 712.09' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE SOUTHWEST CORNER OF JONES, AND THE NORTHWEST CORNER OF JUSTIN KING; THENCE WITH KING, S 04°09'47" W For A Distance Of 793.24' TO A IRON PIN SET; SAID IRON PIN SET BEING THE EASTERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; Thence WITH A NEW WEIL DIVISION LINE, N 45°05'08" W FOR A Distance Of 80.42' TO AN IRON PIN SET; Thence S 55°58'18" W FOR A Distance Of 950.51' TO AN IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID DIVISION LINE WITH CONNER, N 73°55'23" W, PASSING THE CENTER OF A TVA LINE AT 2186.75', AND PASSING THE EASTERN MOST NORTHEAST CORNER OF REBECCA DOOLEY, IN ALL A Distance Of 2561.19' To A IRON PIN FOUND; THENCE N 03°40'45" E For A Distance Of 363.02' To A IRON PIN SET; SAID IRON PIN SET BEING THE NORTHERN MOST NORTHEAST CORNER OF DOOLEY; THENCE CONTINUING WITH DOOLEY, N 85°23'58" W For A Distance Of 506.66' To A IRON PIN SET; SAID IRON PIN SET BEING THE NORTHWEST CORNER OF DOOLEY, AND THE NORTHEAST CORNER OF JOHN PAUL DUNN; THENCE WITH DUNN, N 79°54'52" W, PASSING AN IRON PIN SET AT 1745.20', PASSING THE NORTHWEST CORNER OF DUNN, AND THE NORTHEAST CORNER OF DAVID WAYMAN, For A Distance Of 1770.92' To The Point Of Beginning And Containing 191.15Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, DECEMBER 11, 2015.

THE ABOVE TRACT IS SUBJECT TO A 575 FOOT TVA LINE EASEMENT AS RECORDED IN DEED BOOK 4217, PAGE 588, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO GARY WEIL ETAL AS RECORDED IN DEED BOOK 5252, PAGE 190, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B" continued

TRACT 2:

MCE1115_2

GARY WEIL ETAL
7.41 ACRES

BEING AND LYING IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND LYING SOUTH OF OLD CHARLOTTE PIKE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHWEST CORNER OF JUSTIN KING, THE NORTHWEST CORNER OF BOHNNE JONES, AND THE NORTHEAST CORNER OF THOMAS CONNER ETUX; THENCE WITH CONNER, N 73°55'23" W For A Distance Of 825.76' TO AN IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING CONNER WITH A NEW WEIL DIVISION LINE, N 55°58'18" E FOR A Distance Of 950.51' TO AN IRON PIN SET; SAID IRON PIN SET BEING THE NORTHERN MOST CORNER OF THE TRACT BEING DESCRIBED; Thence CONTINUING WITH SAID DIVISION LINE, S 45°05'08" E For A Distance Of 80.42' TO AN IRON PIN SET; SAID IRON PIN SET BEING THE WEST BOUNDARY OF JUSTIN KING; Thence LEAVING SAID DIVISION LINE WITH KING, S 04°09'47" W, PASSING AN IRON PIN SET AT 115.67', IN ALL A Distance Of 705.67' To The Point Of Beginning And Containing 7.41 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, DECEMBER 11, 2015.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO GARY WEIL ETAL AS RECORDED IN DEED BOOK 5252, PAGE 190, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.