BILL GARRETT, Davidson County
Trans:T20160003877 DEEDWARR
Recvd: 01/15/16 08:36 2 pgs
Fees:13.00 Taxes:925.00
20160115-0004240

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Allen L. Weedman & Brenda J. Weedman
318 Northwind Drive
Goodlettsville, TN 37072-2922

SEND TAX BILL TO:
~~New Owner~~ SunTrust RVW 5093
1001 Semmes
Richmond, VA 23224

MAP/PARCEL 033-10-0-020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Edward C. Davis, Trustee of the Davis Living Trust, under agreement, date March 10, 1998,** has this day bargained and sold, and does hereby transfer and convey unto **Brenda J. Weedman and Allen L.Weedman, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section One Final Plat Ridge Mont Estates of record in Plat Book 5050, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 19 fronts 30.98 feet on the Westerly side of Northwind Drive and extends back 217.8 feet on the Northerly line and 374 feet on the Southerly line to a dead line in the rear, measuring 368.51 feet thereon.

Being the same property conveyed to Edward C. Davis and Fosteen Davis, Trustees, or their successors in trust, under the revocable Davis Living Trust, dated March 10, 1998 by Warranty deed from Edward C. Davis, and wife, Fosteen Davis of record in Book 10837, page 608, Register's Office for Davidson County, Tennessee, dated March 10, 1998 and recorded on March 13, 1998.

This is improved property known as: **318 Northwind Drive, Goodlettsville, Tennessee 37072-2922**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5050, page 73, and restrictions in Book 5170, page 949, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 11th day of January, 2016.

Edward C. Davis, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Edward C. Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of January, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017