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 MORTGAGEE

New Owner:

Charles Herndon, et ux
5212 Smartt Drive
Nashville, TN 37220

Mortgagee:

Franklin American Mortgage Company
6100 Tower Circle, Suite 600
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160013541 DEEDWARR
Recvd: 02/18/16 13:33 2 pgs
Fees:13.00 Taxes:1498.50

20160218-0015506

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, BENJAMIN W. WEIGEL and wife, CAROLINE E. WEIGEL, Grantors, have bargained and sold and by these presents do transfer and convey unto CHARLES HERNDON and wife, MARGARET HERNDON, 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 Benjamin W. Weigel and wife Caroline E. Weigel by Warranty Deed from the Ted M. George Revocable Living Trust, of record in Instrument No. 20160731-0075730, 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 GRANTORS DO COVENANT with the said Grantees that they are lawfully seized and possessed of said property in fee simple, have 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) 2016 Metropolitan Government of Nashville and Davidson County, Tennessee taxes are a lien not yet due and payable. Grantors have paid their 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 GRANTORS DO FURTHER COVENANT and bind themselves, their 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 our hands on this the 17th day of February, 2016.

BENJAMIN W. WEIGEL

CAROLINE E. WEIGEL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Benjamin W. Weigel and Caroline E. Weigel with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Franklin, Tennessee on this the 17th day of February, 2016.

JEAN C. POTEETE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC

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 Four Hundred Five Thousand and no/100 ($405,000.00) 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 17th day of February, 2016.

JEAN C. POTEETE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC

Commission Expires: 5/22/2017