WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey G. Weiner and Stephanie M. Dallas	New Owner	
(NAME) 509 C Chesterfield Avenue	(NAME)	104100R04100CO/
(ADDRESS) Nashville, TN 37212		
(CITY) (STATE) (ZIP)		

BILL GARRETT, Davidson County
Trans:T20160014626 DEEDWARR
Recvd: 02/23/16 08:39 2 pgs
Fees:13.00 Taxes:1868.50
20160223-0016960

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, **TAYLOR P. SMITH AND FARRIS R. SMITH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY G. WEINER AND STEPHANIE M. DALLAS, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Unit 41, The Chesterfield, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, amended at Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-0008275, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Chesterfield Cottages, LLC to Taylor R. Smith, unmarried, as recorded on the 15th day of October, 2013 in Instrument No. 20131015-0107719 and Quitclaim Deed from Taylor P. Smith, married to Taylor P. Smith and Farris R. Smith, husband and wife, as recorded on the 18th day of February, 2015 in Instrument No. 20150218-0014147, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; Restrictive Covenants recorded in Book 675, Page 668, Book 731, Page 425, Book 741, Page 516 and Instrument No. 20120627-0056191, Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, said Register's Office; Storm Water Detention Agreement recorded at Instrument No. 20070409-0041489, said Register's Office; Easement for Sanitary Sewer, recorded in Book 1129, Page 133 and Instrument No. 20070302-0025616, said Register's Office; Easement for Storm Drainage, recorded in Instrument No. 20070409-0041475, said Register's Office; Conveyance to State of Tennessee recorded in Book 5028, Page 724, said Register's Office; Easement for Sanitary Sewer recorded at Instrument No. 20120827-0076955, said Register's Office; Easement for Water Line recorded at Instrument No. 20120827-0077080, said Register's Office; and All matters showing in the plat of a survey by J. Alan Cummings, Tenn. RLS No. 2351, Crawford Land Surveyors, P.C., Nashville, Tenn., dated November 18, 2005, and revised August 29, 2006; Including without limitation an 8 inch sanitary sewer line crossing the center of the property in a generally Northwest to Southeast direction.

unimproved
This is improved x property, known as 509 C Chesterfield Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 19th day of February, 2016

TAYLOR P. SMITH

FARRIS R. SMITH

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 Taylor P. Smith and Farris R. Smith, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19 day of February, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public