WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2016

Notary Public:

MY COMMISSION EXPIRES: 10/2/17
(AFFIX SEAL)

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Justin M. Weaver	New Owner	Parcel ID:
4008 Westlawn Drive	520 E. Bend Dr.	10308010900
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN 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

Paul Amstutz and wife, Jedonna Lundy Amstutz

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Justin M. Weaver and Melissa S. Weaver, husband and wife

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 the southerly part of the westerly part of Lot No. 354 on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of West Lawn Drive at the corner of Lots Nos. 353 and 354; thence with the line between said two lots north 3° west 134 feet; thence south 87° 30' east 66.2 feet to the northwest corner of the property conveyed to William Andrew Towe and wife, by deed from James L. Greenlee and wife, of record in Book 1493, page 35, said Register's Office; thence with Towe's westerly line, southwardly 115 feet, more or less, to the northerly margin of West Lawn Drive; thence with same, westwardly 67.75 feet to the beginning.

Being the same property conveyed to Paul Amstutz and wife, Jedonna Lundy Amstutz by Quitclaim Deed from Jedonna Lundy Amstutz, for the express purpose of creating a tenancy by the entireties, of record in Instrument 20130412-0036580, said Register's Office, dated April 11, 2013. See also Quitclaim Deed of record in Instrument 20101217-0100526, said Register's Office, with Billie D. Lundy, unmarried, retaining a life estate. See also deed of record in Book 5939, Page 52, said Register's Office. The said Billie D. Lundy now being deceased.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 32, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4008 Westlawn Drive, Nashville, TN 37209

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.

BILL GARRETT, Davidson County
Trans: T20160018495 DEEDWARR
Recvd: 03/07/16 13:18 2 pgs
Fees: 13.00 Taxes: 777.00
20160307-0021619

Witness our hands this 4th day of March, 2016.

Paul Amstutz

Jedonna Lundy Amstutz

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 Paul Amstutz and Jedonna Lundy Amstutz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of March, 2016.

My Commission Expires: 7-2-18

Notary Public

