WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1187

BILL GARRETT, Davidson County
Trans:T20160025006 DEEDWARR
Recvd: 03/29/16 08:55 2 pgs
Fees:13.00 Taxes:626.78
20160329-0029225

WARRANTY DEED

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,400.00

✓ _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF MARCH, 2016.

_____
Notary Public

MY COMMISSION EXPIRES: 4-28-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Benjamin Anspach and Sally Anspach	First Community Mtg.	172 08 0A 044.00
(NAME)	(NAME)	
1308 Paulson Way	262 Robert Rose Dr, #101	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Nine Thousand Four Hundred And No/100 Dollars ($169,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Walter James Weller, Jr., Trustee of Weller Educational Irrevocable Trust, dated May 6, 1997**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Benjamin Anspach and Sally Anspach, 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 Lot No. 44 on the Plan of Section 2-B, Hunters Branch, as shown on plat of record in Plat Book 6900, Pages 336 and 337, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Walter J. Weller and his wife, Christine M. Weller by Warranty Deed from Phillips Builders, Inc. dated June 30, 1988 and recorded July 6, 1988 in Book 7592, Page 43, in said Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Weller Educational Irrevocable Trust by Quitclaim Deed from Walter J. Weller and Christine M. Weller dated May 6, 1997 and recorded October 2, 2003 as Instrument No. 20031002-0145200, in said Register's Office for Davidson County, Tennessee. By Corrective Quitclaim Deed of record in Instrument No. 20160329-0029224 said Register's Office, subject property was conveyed to Walter James Weller, Jr., Trustee or successors in trust, under the Weller Education Irrevocable Trust, dated May 6, 1997.

File Number: FRN-160884SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1308 Paulson Way, Antioch, TN 37013

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 21st day of March, 2016.

Weller Educational Irrevocable Trust, dated May 6, 1997

BY: Walter J Weller Jr., Trustee
Walter James Weller, Jr., Trustee

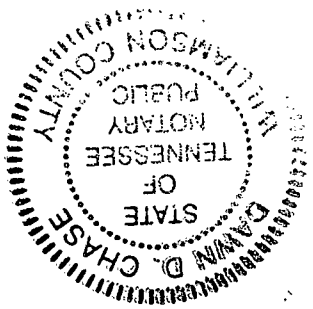
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Walter James Weller, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Trustee of the Weller Educational Irrevocable Trust, dated May 6, 1997, the within named bargainor, and that he as such Trusteesbeing authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2016.

Notary Public

My Commission Expires: 3/6/18



File Number: FRN-160884SSO