This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Davidson County	**DEEDWARR**
Recvd: 06/01/16 14:38	**3 pgs**
Fees:18.00 Taxes:536.50	
20160601-0055174	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $145,000.00.

Affiant

Subscribed and sworn before me this the 27th day of May, 2016.

Notary Public
My commission expires:

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nathan Paul Dodge 1443 Mohawk Trl Madison, TN 37115-5605	~~Accurate Mortgage~~ Acopia Mortgage 306 Northcreek Blvd. Goodlettsville, TN 37072	063-02-0-161.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SARAH WEAVER, formerly known as Sarah Montgomery, AND HUSBAND DIRK WEAVER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NATHAN DODGE AND APRILLE TALIA DODGE, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Nawakwa Hills Powwow Addition - Section No. 3 of record in Plat Book 974, Page 25, in the Register's Office for Davidson County, Tennessee. To which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Montgomery, unmarried, by Warranty Deed from Mickey Milam, married of record in Instrument No. 20060807-0096203 Register's Office for Davidson County, Tennessee, dated August 03, 2006 and recorded on August 07, 2006.

The same Sarah Montgomery having since married and now being known as Sarah Weaver, one and the same person.

Being also known as 1443 Mohawk Trl Madison, Tennessee 371155605.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1443 Mohawk Trl, Madison, TN 37115-5605.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DW by AIF

Witness my hand this the 27th day of May, 2016.

Sarah Weaver

Dirk Weaver by Sarah Weaver his attorney in fact

Dirk Weaver, by Sarah Weaver, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah Montgomery, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2016.

MARK BELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 1/15/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared Sarah Weaver with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dirk Weaver, by Specific Power of Attorney dated May 26, 2016, and who acknowledged that she executed the same as the free act and deed of Dirk Weaver.

Witness my hand and official seal this 27th day of May, 2016.

MARK BELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 1/15/17

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016