WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046576 DEEDWARR
Recvd: 06/02/16 13:44 2 pgs
Fees:13.00 Taxes:777.00
20160602-0055690

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 31st day of May, 2016

Notary Public:

MY COMMISSION EXPIRES: 2/1/2017
(AFFIX SEAL)

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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:
McLeod Properties, LLC	NEW OWNER	Parcel ID:
650 Wedgewood Ave.	650 Wedgewood Ave.	09616014800 & 09616017900
Nashville, TN 37203	Nashville, TN 37203-5527	

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

Frank C. Batson, Sr. aka Frank Batson, as Co-Trustee and Judy V. Weaver Batson, as Co-Successor Trustee of The Gordon Weaver Family Trust (created by Testamentary Trust under the Last Will and Testament of Harold Gordon Weaver, Sr., dated 7/20/99, of record in Probate File No. 01P239, Probate Court of Davidson County, TN), and Randall Weaver, Harold G. Weaver, Jr. and Judy V. Weaver Batson, individually.

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

Map #09616014800-714 Ortega Rd.-Nashville, TN 37214

BEING Lot No. 254-A, Zone Lot Division Lots 254-257 and 259, Larchwood, Section 3, of record in Plat Book 6250, Page 454, amending Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank Batson, as Trustee of The Gordon Weaver Family Trust (created by Testamentary Trust under the Last Will and Testament of Harold Gordon Weaver, Sr., dated 7/20/99 of record in Probate File No. 01P239, Probate Court of Davidson County, TN) by Special Warranty Deed from Frank Batson, as Executor of the Estate of Harold Gordon Weaver, Sr., of record in Instrument 20011030-0118461, dated October 30, 2001, Register's Office for said County. See also deed of record in Book 7088, Page 359, said Register's Office.

and,

Map #09616017900-719 Ortega Rd.-Nashville, TN 37214

BEING Lot No. 258-B, Zone Lot Division of Lot 258, Larchwood, Section 3, of record in Plat Book 6250, Page 297, amending Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank Batson, as Trustee of The Gordon Weaver Family Trust (created by Testamentary Trust under the Last Will and Testament of Harold Gordon Weaver, Sr., dated 7/20/99 of record in Probate File No. 01P239, Probate Court of Davidson County, TN) by Special Warranty Deed from Frank Batson, as Executor of the Estate of Harold Gordon Weaver, Sr., of record in Instrument 20011030-0118460, dated October 30, 2001, Register's Office for said County. See also deed of record in Book 7819, Page 831, and Book 6563, Page 342, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6076, Page 69; Book 6122, Page 482 and Book 6250, Page 297 and 454, said Register's Office.

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 Plat Book 6250, Page 454, amending Plat Book 5200, Page 540, and Plat Book 6250, Page 297, amending Plat Book 5200, Page 540, said Register's Office.

Frank Batson and Frank C. Batson, Sr. being one and the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

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 714 & 719 Ortega Road, Nashville, TN 37214

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 31st day of May, 2016.

The Gordon Weaver Family Trust

By: Frank C. Batson, Sr., Co-Trustee

By: Judy V. Weaver Batson, Co-Successor Trustee

Randall Weaver

Harold G. Weaver, Jr.

Judy V. Weaver Batson

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 Frank C. Batson, Sr., Co-Trustee and Judy V. Weaver Batson, Co-Successor Trustee of The Gordon Weaver Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Co-Trustee and she is Co-Successor Trustee of The Gordon Weaver Family Trust, and as such Co-Trustee, and Co-Successor Trustee, he/she/they are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2016.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Randall Weaver, Harold G. Weaver, Jr. and Judy V. Weaver Batson, 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 31st day of May, 2016.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.