PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160052963 DEEDWARR
Recvd: 06/22/16 09:29 2 pgs
Fees:13.00 Taxes:2689.90
20160622-0063390

W & I Ref: (DM) Title No.: 58300
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jason W. Painter Ashley B. Painter 1616 Ash Valley Drive Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 13109004000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$727,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joyce T. Weingartner, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason W. Painter and Ashley B. Painter, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Tynewood Estates, Section Two, of record in Book 2900, pages 89 and 90, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hans Martin Weingartner and wife, Joyce T. Weingartner by Warranty Deed from Samuel Wilker and wife, Sylvia M. Wilker, dated July 29, 1977 and recorded on July 29, 1977 of record in Book 5177, page 320, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated December 28, 2006, recorded December 28, 2006, of record in Instrument No. 20061228-0160395, said Register's Office. Subject property was conveyed to H. Martin Weingartner and Joyce T. Weingartner, an undivided fifty percent (50%) interest each, as tenants in common. Subject property was conveyed to Joyce T. Weingartner by Executors Deed dated December 29, 2015, recorded January 19, 2016, of record in Instrument No. 20160119-0004741, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 13109004000.
The Plan of record in Book 2900, page 89 and 90, said Register's Office, which Plan shows a 100 foot minimum building set back line from Ash Valley Drive and a 10 foot easement for public utility purposes along the northerly, westerly and southerly lines of said lot.

This is improved property, known as 1616 Ash Valley Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of June, 2016.

Joyce T. Weingartner

State of Tennessee

County of Davidson

On this 17th day of June, 2016, before me the undersigned authority, personally appeared Joyce T. Weingartner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $727,000.00.

Affiant

Sworn and subscribed before me this 17th day of June, 2016.

Notary

My Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018