WARRANTY DEED

File #16283

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20160062060 DEEDWARR
Recvd: 07/19/16 14:20 2 pgs
Fees:13.00 Taxes:665.63
20160719-0074299

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Davy L Weil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2016.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 11/20/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Davy Weil	FIRSTBANK	108-16-0A-041.00 CO
(NAME) 1713 Timber Pt	(NAME) 318 Seaboard Ln, Ste 205	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BERTHA H. MCBREEN AND JOHN J. MCBREEN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVY L. WEIL, SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 41, FINAL PLAT TIMBER RIDGE, as shown on plat of record in Instrument No. 20040113-0005330, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bertha H. McBreen and John J. McBreen, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 15th day of October, 2004 in Instrument No. 20041015-0124439, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years' taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 1713 Timber Pt, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12th day of July, 2016.

Bertha H McBreen by Wendi McConnell Attorney in Fact

Bertha H. McBreen
By: Wendi McConnell Leeman, her attorney in fact

John J. McBreen by Wendi McConnell Attorney in Fact

John J. McBreen
By: Wendi McConnell Leeman, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Wendi McConnell Leeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bertha H. McBreen, pursuant to a Specific Power of Attorney dated 20160719-0074298 and filed of record in Book _____, page _____, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Bertha H. McBreen, as her attorney in fact.

Witness my hand and official seal this 12th day of July, 2016.

Notary Public

My Commission Expires: 05/06/2019

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Wendi McConnell Leeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John J. McBreen, pursuant to a Specific Power of Attorney dated 20160719-0074297 and filed of record in Book _____, page _____, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of John J. McBreen, as his attorney in fact.

Witness my hand and official seal this 12th day of July, 2016.

Notary Public

My Commission Expires: 05/06/2019

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212