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|---|---|
| Davidson County DEEDWARR<br>Recvd: 07/22/16 15:51 3 pgs<br>Fees:18.00 Taxes:1572.50<br>**20160722-0075958** | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>The actual consideration or value, whichever is greater, for this transfer is 425,000.00 Craig Aspen<br>Affiant<br>Subscribed and sworn to before me, this 22nd day of June, 2016.<br>Notary Public<br>My commission expires: 2/25/19 |

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Simplified Search and Escrow
1517 Hunt Club Blvd
Gallatin, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Craig Aspen<br>Cynthia A. Frazzini | Gardner Financial | 06300022400 |
| 1548 Neely's Bend Rd | 3503 Paesanos Pkwy | |
| Madison, TN 37115 | San Antonio TX 78231 | |

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 ACKNOWLEDGE, WE,

Samuel L. Weedman and Kathy H Weedman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Craig Aspen and Cynthia A. Frazzini, a married couple

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. 2, on the Plan of Rittenberry Acres, as shown on plat of record in Plat Book 8250, page 979, 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 Samuel L. Weedman and wife, Kathy H Weedman by Warranty Deed from Walton G Rittenberry and wife, Alma W. Rittenberry dated 05/25/07 and recorded on 05/31/07 in Instrument No. 20070531-0064781, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1548 Neely's Bend Rd, Madison, TN 37115.

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 in 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/our hand(s) this 22nd day of June, 2016.

Samuel L. Weedman

Kathy H. Weedman

Kathy H Weedman

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Samuel L. Weedman and Kathy H Weedman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2016.

Notary Public

My Commission Expires: 11-20-18

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I Amy Cross Nc do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nc, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 1/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY