Davidson County DEEDWARR
Recvd: 07/27/16 08:43 4 pgs
Fees:23.00 Taxes:185.00
20160727-0077062

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

05-1606-66914

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2016.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher Glenn Hall	F&M Bank	068-00-0-002.00
9523 Crabapple Lane	518 Highway 76	
Bon Aqua, TN 37025	White House, TN 37188	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Travis Eidson, John Eidson, and Sonya Lynn Harper, individually and as Trustee of the Mallory Rena Weidie Trust established under the Last Will and Testament of Claude Richard Weidie dated February 12, 2001**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher Glenn Hall, unmarried and Jennifer A. Tidwell, unmarried**, hereinafter called the Grantees, their successors 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, and being more particularly described as follows, to-wit:

Beginning at a capped "Sharondale Nashville" iron pin set at the north margin of Ashland City Highway located at Tennessee State Plane (NAD 83) Grid Coordinate North 684,515.40, East 1,700,623.73; Thence, with the north margin of Ashland City Highway, South 89 degrees 30 minutes 15 seconds West, 405.56 feet to a capped "Sharondale Nashville" iron pin set; Thence, along a curve to the right with a central angle of 1 degree 59 minutes 52 seconds, a radius of 3,625.59 feet, and a chord bearing of North 89 degrees 29 minutes 49 seconds West, 126.41 feet, a total distance of 126.41 feet to a capped "Sharondale Nashville" iron pin set; Thence, leaving the north margin of Ashland City Highway, North 22 degrees 32 minutes 17 seconds East, 154.45 feet to a capped "Sharondale Nashville" iron pin set; Thence, North 29 degrees 00 minutes 08 seconds East, 166.32 feet to a capped "Sharondale Nashville" iron pin set; Thence, North 22 degrees 04 minutes 04 seconds East, 366.67 feet to an iron pin found; Thence, North 29 degrees 54 minutes 43 seconds East, 229.43 feet to an iron pin found; Thence, North 51 degrees 58 minutes 49 seconds West, 224.36 feet to an iron pin found; Thence, North 20 degrees 57 minutes 52 seconds East, 102.60 feet to a 27" diameter Oak tree; Thence, North 48 degrees 39 minutes 45 seconds East, 58.30 feet to a 27" diameter Oak tree; Thence, North 54 degrees 13 minutes 31 seconds East, 409.68 feet to an iron pin found; Thence, South 4 degrees 06 minutes 59 seconds West, 1,339.86 feet to the point of beginning, containing 434,570 square feet, (9.976 acres).

For informational purposes only: prior deed references subject property to contain 9.96 acres, more or less.

Being the same property conveyed to Johnnie Dale Weidie by deed from John Reynolds and wife, Velmer Reynolds, dated October 5, 1963, recorded May 7, 1964, of record in Book 3762, Page 85, Register's Office for Davidson County, Tennessee. The said Johnnie Dale Weidie died without a will on March 17, 1999, leaving her husband, Claude Richard Weidie, also known as Jim Weidie and C. R. Weidie; and

her children, Sonya Lynne Harper and Ric Weidie as her only heirs-at-law, as evidenced by the Affidavit of Heirship of record in Instrument No. 20060329-0035796, Register's Office for Davidson County, Tennessee. Upon the death of Johnnie Dale Weidie, the interest in the property was owned as follows, by: Claude Richard Weidie, and Sonya Lynne Harper and Ric Weidie. Claude Richard Weidie died on May 19, 2004 leaving a Last Will & Testament filed for Probate in Docket No. 04P-975, Davidson County Probate Court. Letters Testamentary were issued to Sonya Lynn (Weidie) Harper. Pursuant to Order allowing conveyance of real property by Executrix's Deed entered in the Seventh Circuit Court for Davidson County, Tennessee, on December 9, 2005 under Case No. 04P-975, Sonya Lynn (Weidie) Harper, Executrix of the Estate of Claude Richard Weidie conveyed his interest in subject property to Sonya Lynne (Weidie) Harper and Sonya Lynn (Weidie) Harper, Trustee for Mallory Rena Weidie, by Executrix's Deed dated May 15 ,2006, recorded May 22, 2006, of record in Instrument No. 20060522-0059911, said Register's Office.

Being the same property conveyed to Sonya Lynn (Weidie) Harper by deed from Ric Weidie by Quitclaim Deed from Ric Weidie, dated May 15, 2006, recorded March 11, 2008, of record in Instrument No. 20080311-0024620, Register's Office for Davidson County, Tennessee,.

Further being the same property conveyed to Travis Eidson and John Eidson by Quitclaim Deed from Sonya Lynn (Weidie) Harper, dated March 11, 2008, recorded March 11, 2008, of record in Instrument No. 20080311-0024621, Register's Office for Davidson County, Tennessee.

Subject property is not the marital residence of any of the Grantors nor any spouse nor any dependents.

Sonya Lynn Harper, formerly known as Sonya Lynn Weidie is one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4912 Ashland City Highway, Nashville, TN 37218.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 22nd day of July, 2016.

Travis Eidson

John Eidson

Sonya Lynn Harper, Individually
and as Trustee of the Mallory Rena
Weidie Trust established under the
Last Will and Testament of Claude
Richard Weidie dated February 12,
2001

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Travis Eidson, John Eidson, and Sony Lynn Harper, f/k/a Sonya Lynn Weidie**, 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 in Hendersonville, TN, this 22nd day of July, 2016.

State of Tennessee at Large

My Commission expires: 2/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Sonya Lynn Harper, Trustee of the Mallory Rena Weidie Trust established under the Last Will and Testament of Claude Richard Weidie dated February 12, 2001**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of July, 2016

Notary Public at Large

My commission expires: 2/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

True Copy Certification

I, **Rachelle Caudill**, 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.

Rachelle Caudill
Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020