THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16068014**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Belinda Ann Ray Affiant Subscribed and sworn to before me, this 22nd day of July, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160065303 DEEDWARR
Recvd: 07/29/16 10:25 2 pgs
Fees:13.00 Taxes:740.00
20160729-0078294

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: Nicky Weiss and Cindy Weiss 8429 MERRYMOUNT DR Nashville, TN 37221-5604	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 127-13-0-017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Belinda Ann Ray, Earl Wayne Cleghorne, and Jan Marie Card, twenty-five percent (25%) each and Amanda Nicole Cleghorne, Codie Danielle Smith, and Auston Tyler Cleghorne, eight and one-third percent (8 1/3%) each, as tenants in common** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Cynthia A. Weiss and Nicky W. Weiss, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 26, SECTION 3, MERRYMOUNT ACRES, as shown on plat of record in Plat Book 4175, Page 91, 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 by Quitclaim Deed from Mary Fuller Cleghorne to Belinda Ann Ray, Earl Wayne Cleghorne, and Jan Marie Card, twenty-five percent (25%) each and Amanda Nicole Cleghorne, Codie Danielle Smith, and Auston Tyler Cleghorne, eight and one-third percent (8 1/3%) each, as tenants in common, as recorded on the 17th day of June, 2014 in Instrument No. 20140617-0052857; Affidavit of Heirship in Instrument Nos. 20140617-0052855 and 20140617-0052856 and Warranty Deed from Raymond H. Roberts and wife, Mattie L. Roberts to Malcolm T. Cleghorne and wife, Gloria M. Cleghorne, as recorded on the 27th day of September, 1971 in Deed Book 4540, Page 48, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, MERRYMOUNT ACRES, as recorded in Plat Book 4175, Page(s) 91.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4399, Page 771.

This is improved property located at 8429 MERRYMOUNT DR Nashville, TN 37221-5604.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2016.

Belinda Ann Ray

Earl Wayne Cleghorne
By: Belinda Ann Ray, attorney-in-fact

Jan Marie Card
By: Belinda Ann Ray, attorney-in-fact

Amanda Nicole Cleghorne
By: Belinda Ann Ray, attorney-in-fact

Codie Danielle Smith
By: Belinda Ann Ray, attorney-in-fact

Auston Tyler Cleghorne
By: Belinda Ann Ray, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Belinda Ann Ray,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Earl Wayne Cleghorne, Jan Marie Card, Amanda Nicole Cleghorne, Codie Danielle Smith and Auston Tyler Cleghorne** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of July, 2016.

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____