BILL GARRETT, Davidson County
Trans:T20160066939 DEEDWARR
Recvd: 08/03/16 13:50 2 pgs
Fees:13.00 Taxes:345.95
20160803-0080379

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of July, 2016, by and between Ryan Bevilacqua, unmarried, party of the first part, and Floyd S Weekes, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 152-B, on the Plan of Zone Lot Division of Lots 148 thru 154, Harbor Gate, Section Two, of record in Book 6250, Page 33, as amended in Book 6900, Page 251, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Ryan Bevilacqua by virtue of that certain Quit Claim Deed dated February 23, 2015, at Instrument No. 20150302-0017691 in the Register's Office of Davidson County, Tennessee.

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(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 6250, Page 33 amended at Book 6900, PAge 251 and Book 6366, Page 494 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ryan Bevilacqua

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ryan Bevilacqua, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of July, 2016.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Floyd S Weekes

2024 Dunedin Cove, Old Hickory, TN 37138

Tax Parcel No 15002045000

Property Address: 606 Castlegate Drive
Nashville, TN 37217

MAIL TAX BILLS TO: Owner at Owners Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $93,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of July, 2016.

Notary Public

My Commission Expires:_____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019