WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160075475 DEEDWARR
Recvd: 08/30/16 09:14 2 pgs
Fees:13.00 Taxes:813.63
20160830-0090488

R-VG-16-809-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Evan D. Wise **Joe H. Wise**	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **809 Bishopsgate Road**	(NAME) **2002 Richard Jones Road, Suite 300A**	**149-02-0B-070-00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY L. WEBER AND RANDY L. WEBER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EVAN D. WISE, A SINGLE MAN AND JOE H. WISE, A SINGLE MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 125 on the Plan of Final P.U.D. Plan Phase II Piccadilly Square of record in Plat Book 6250, Page (s) 92 through 94, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary L. Weber and husband, Randy L. Weber by Warranty deed from Mark S. Savage and wife, Stephanie Savage of record in Instrument No. 20030919-0138729 Register's Office for Davidson County, Tennessee, dated September 16, 2003 and recorded on September 19, 2003.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 6250, Page (s) 92 through 94, inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6236, Page 683, as amended in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 114; Book 6518, Page 184 and Book 6518, Page 190, Register's Office for Davidson County, Tennessee.
- Document of Clarification of record in Book 6830, Page 739, Register's Office for Davidson County, Tennessee.
- Charter of Piccadilly Square Homeowner's Association of record in Book 7288, Page 963, Register's Office for Davidson County, Tennessee.
- Amendment to Articles of Incorporation of record in Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564 and Book 6300, Page 423, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588 and Book 6300, Page 431, Register's Office for Davidson County, Tennessee.
- Amendment to Information Brochure of record in Book 6295, Page 596; Book 6295, Page 602 and Book 6300, Page 439, Register's Office for Davidson County, Tennessee.
- Deed of Correction for common area to Piccadilly Square Homeowner's Association of record in Book 6295, Page 503, Register's Office for Davidson County, Tennessee.
- Conveyance of Additional Open Space of record in Book 6496, Page 99, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easements of record in Book 6186, Page 238 and Book 6251, Page 616, Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Book 6298, Page 491, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6782, Page 518, Register's Office for Davidson County, Tennessee.
- Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in

instrument recorded in Book 6530, Page 819; Book 6530, Page 823; Book 6846, Page 653 and Book 6846, Page 606, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **809 Bishopsgate Road, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF AUGUST, 2016.

Mary L. Weber

Randy L. Weber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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