WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File # 11357

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodger Weller Sherrie Weller	Sherrie Weller	14809011400
(NAME) 3904 West Valley Drive	(NAME) Rodger Weller	
(ADDRESS) Nashville, TN 37211	(ADDRESS) P.O. Box 64 Holladay TN 38341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Martin Workman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rodger Weller and Sherrie Weller,** husband & wife 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 all of Lot No. 36, on the Plan of Locustwood, Section Four, as of record in Book 2330, Page 137, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Martin Workman, by deed of record in Instrument No. 20160907-0093773, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3904 West Valley Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

BILL GARRETT, Davidson County
Trans:T20160084213 DEEDWARR
Recvd: 09/26/16 10:48 2 pgs
Fees:13.00 Taxes:499.50
20160926-0101073

Witness my/our hands this 16th day of September, 2016.

Martin Workman

State of Tennessee
County of Williamson

Personally appeared before me Martin Workman, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of September, 2016.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
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