WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

R-VRES-16-4312-T

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)
David C. Wedemeyer and Virginia T. Wedemeyer	**Bank of America, N.A.**	
(NAME) **4312 Signal Hill Drive**	(NAME) 8800 Baymeadows Way West	**116-15-0-079.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Jacksonville, FL 32256**	
(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, **REEM ACRA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID C. WEDEMEYER AND VIRGINIA T. WEDEMEYER, HUSBAND AND WIFE,** 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. 17 and Westerly one-half of Lot 16, Block 8 on the Plan of A Resubdivision of a part of Royal Oaks Subdivision of record in Plat Book 547, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot and part of said lot adjoin and front together 150 feet on the northerly side of Signal Hill Drive and run back between lines, 179 feet 7 inches on the westerly line of Lot No. 17 and 180 feet 4-1/2 inches more or less on the east line of part of Lot No. 16, to a dead line in the rear on which they measure 150 feet.

Being the same property conveyed to Reem Acra by Warranty deed from Betsy Hurd Bourner, unmarried of record in Instrument No. 20090812-0076089 Register's Office for Davidson County, Tennessee, dated August 11, 2009 and recorded on August 12, 2009.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 547, Page 167, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 848, Page 436, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20090812-0076089 in the 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: **4312 Signal Hill Drive, Nashville, Tennessee 37205**.

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.

BILL GARRETT, Davidson County
Trans:T20160087999 DEEDWARR
Recvd: 10/06/16 09:07 2 pgs
Fees:13.00 Taxes:2534.50
20161006-0105633

Witness my/our hand(s) this the 3rd DAY OF OCTOBER, 2016.

Reem Acra by John Gleaves as Attorney in Fact

Nicolas Tabbal, spouse of Reem Acra, BY JOHN GLEAVES AS ATTORNEY IN FACT, hereby joins in this conveyance and does transfer and convey any and all marital interest Nicolas Tabbal may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REEM ACRA, and who acknowledged he/she/they executed the same as the free act and deed of the said REEM ACRA.

Witness my hand and official seal, this the 3rd of October, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NICOLAS TABBAL, and who acknowledged he/she/they executed the same as the free act and deed of the said NICOLAS TABBAL.

Witness my hand and official seal, this the 3rd of October, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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