BILL GARRETT, Davidson County
Trans:T20160089680 DEEDWARR
Recvd: 10/11/16 14:41 2 pgs
Fees:13.00 Taxes:1146.63
20161011-0107572

Warranty Deed

MEREDITH MALLOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 3, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $309,900.00. Affiant Subscribed and sworn to before me, this the 7th day of October, 2016. Notary Public My commission expires: 11/5/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Becky Fox Matthews	New Owner	
1006 Waller Road		104-02-0C-109.00-CO
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JESSE L. WEAVER, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BECKY FOX MATTHEWS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 109 of Midtown Loft Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Midtown Loft Condominiums of record in Instrument Number 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233 and Instrument No. 20070124-0009913, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Jesse L. Weaver, unmarried by Warranty deed from Midtown Lofts, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070228-0024918 Register's Office for Davidson County, Tennessee, dated February 23, 2007 and recorded on February 28, 2007.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 205 31st Avenue North, Unit 109, Nashville, TN 37203.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of October, 2016.

Jesse L. Weaver

STATE OF TEXAS
COUNTY OF Denton

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

Witness my hand and seal this 6th day of October, 2016.

Notary Public

My Commission Expires: 9/14/2019.

BRITTANY SHIPMAN
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-14-19