PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160091837 DEEDWARR
Recvd: 10/18/16 13:12 3 pgs
Fees:18.00 Taxes:5300.25
20161018-0109989

W & I Ref: (DM) Title No.: 58633

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Julian Fry Christine Fry 501 Westview Avenue Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 11615002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,432,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Weaver and Helen Weaver, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julian Fry and Christine Fry, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 93, 94 and 134 and that part of Fifth Street, now closed, lying between said Lot Nos. 93 and 94 and 134 on the Plan of Paul M. Davis' property, as of record in Book 974, page 85, Register's Office for said County, described together as follows:

Beginning at the southwest corner of West View Avenue and Glen Eden Avenue or Drive; thence with the westerly margin of said West View Avenue, southwestwardly 237.5 feet to the northeast corner of Lot No. 135; thence northwestwardly 232 feet; thence northwardly 313 feet to the southerly margin of Glen Eden Avenue or Drive; thence with the same southeastwardly 232 feet to the beginning.

Together with the property described as follows:

Being a triangular parcel of land in the City of Belle Meade, Davidson County, Tennessee, being part of Lot No. 134, as shown on the Plan of Paul M. Davis property, as of record in Book 974, page 85, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly line of the property conveyed to Robert C. H. Mathews, Jr., of record in Book 2147, page 104, Register's Office for Davidson County, Tennessee, said point being south 77 degrees 36 minutes east, 146.40 feet from an iron pin in the easterly line of Davis Estates, Section Two, said point also being north 77 degrees 36 minutes west, 253.33 feet from an iron pin in the westerly margin of Westview Drive; thence, with a severance line, north 17 degrees 57 minute east, 170.64 feet to a point; thence, leaving said severance line with the original property line, south 09 degrees 40 minutes west, 170.04 feet to a point; thence north 77 degrees 36 minutes west, 21.60 feet to the point of beginning, containing 2,090 square feet, or 0.05 acre, more or less.

Included in the first above described property but expressly excluded therefrom is that portion of property conveyed to Robert C. H. Mathews, Jr. and wife, Alice Casey Mathews, of record in Book 6295, page 355, Register's Office, described as follows:

Being a triangular parcel of land in the City of Belle Meade, Davidson County, Tennessee, located on the southerly margin of Glen Eden Drive, being part of Lot Nos. 93 and 134 and part of Fifth Street, now closed, shown on the plan of Paul M. Davis property, as of record in Book 974, page 84, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Glen Eden Drive, being 232.00 feet, more or less, west of the westerly margin of Westview Avenue, and being 216.90 feet easterly from a monument, the northeast corner to Davis Estates, Section Two, of record in Book 3600, page 63, Register's Office for said County; thence, with said Glen Eden Drive, south 57 degrees 08 minutes east; 21.79 feet; thence leaving said margin with a severance line, south 17 degrees 57 minutes west 139.04 feet to a point; thence, leaving said severance line with the original property line, north 09 degrees 40 minutes east, 146.18 feet to the point of beginning, containing 1,464.00 square feet, or 0.04 acre, more or less.

Being the same property conveyed to John Weaver and wife, Helen Weaver, by warranty Deed from Craig Andreen and wife, Kathryn Andreen, dated July 1, 2011 and recorded on July 5, 2011, of record in Inst. No. 20110705-0051226, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 974, page 85, said Register's Office; Easement for sanitary sewer granted to the City of Belle Meade by instrument of record in Book 5787, page 134, said Register's Office; Easement to Southern Bell Telephone and Telegraph Company of record in Book 1224, page 378, said Register's Office.

This instrument is executed on behalf of John Weaver by Helen Weaver pursuant to a Power of Attorney executed by him on the 3rd day of October, 2016, of record in Instrument No. 20161018-0109988, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 501 Westview Avenue, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of October, 2016.

John Weaver by Helen Weaver
John Weaver by Helen Weaver, Attorney-In-Fact
Atty in Fact

Helen Weaver
Helen Weaver

State of Tennessee

County of Davidson

On this 17th day of October, 2016, before me the undersigned authority, personally appeared **Helen Weaver**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Helen Weaver** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **John Weaver**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 17th day of October, 2016.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,432,500.00.

Nancy Enoch
Affiant

Sworn and subscribed before me this 17th day of October, 2016.

Tracey Perry
Notary

My Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019