WARRANTY DEED

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,900.00

Joel D. Weberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2016

Christine L. Lind
Notary Public

MY COMMISSION EXPIRES: 9.18.17
(AFFIX SEAL)

PLEASE RETURN TO:
~~WARRANTY TITLE INSURANCE CO~~
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 40 Burton Hills Blvd, Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Shannon M. Weberg and Joel D. Weberg, wife and husband	Wells Fargo Bank, N.A.	75-11-116
(NAME)	(NAME)	
4340 Baton Rouge Drive	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Minneapolis, MN 55467-8000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162280

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Marc DeJaeger, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Shannon M. Weberg and Joel D. Weberg, wife and husband**, 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 Lot No. 75, on the Plan of Highlands of Tulip Grove, Section 4, of record in Plat Book 4860, page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marc DeJaeger, unmarried by deed from Casey R. Jones and wife, Kimberly A. Fortier, dated July 3, 2014, of record in Instrument No. 20140708-0060066, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 4860, page 85, Register's Office for said County; and (b) Restrictions of record in Book 4793, page 157, Book 5020, page 56 and Book 5089, page 592, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 4340 Baton Rouge Drive, Hermitage, TN 37076
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160096001 DEEDWARR
Recvd: 10/31/16 12:06 2 pgs
Fees:13.00 Taxes:909.83
20161031-0114797

Witness my hand this 27th day of October, 2016

Marc DeJaeger

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Marc DeJaeger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of October, 2016.

Christine Lind
Notary Public

CHRISTINE LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires: 9.18.17