WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096289 DEEDWARR
Recvd: 11/01/16 08:21 2 pgs
Fees:13.00 Taxes:4763.75
20161101-0115144

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joern-Hendrik Weitkamp	OWNER	11701013800
(NAME)	(NAME)	
804 Timber Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Cheryl L. Hays and Michael W. Hays, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joern-Hendrik Weitkamp and Asli Weitkamp, husband and 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:

The following two tracts of land in Davidson County, Tennessee:

FIRST TRACT:

The southerly 125 feet of Lot No. 21 on the Map of Forest Park Land and Improvement Company's Subdivision, of record in Book 161, page 144, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

SECOND TRACT:

The South 25 feet of the North 75 feet of Lot No. 21 on the Map of Forest Park Land Improvements Company's Subdivision, as of record in Book 161, Page 144, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the west side of Maplewood Avenue (now known as Timber Lane) and runs back between parallel line 230 feet to a dead line.

This 25 foot section was inadvertently left off the legal descriptions shown on Deed of record in Book 9359, Page 724, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cheryl L. Hays by Quit Claim Deed from Michael W. Hays, filed for record 02/04/2002 in Instrument No. 20020204-0015405, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The said Michael W. Hays, husband of the said Cheryl L. Hays, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

unimproved ☐

This is improved ☑ property, known as 804 Timber Lane; Nashville, TN 37215
(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.

Witness our hands this 28th day of October, 2016.

Cheryl L. Hays

Michael W. Hays, by Cheryl L. Hays
Attorney in Fact

State of Tennessee

County of Davidson

On this 28th day of October, 2016, before me, a Notary public in and for said County and State, personally appeared Cheryl L. Hays, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 20...

My Commission Expires: 5/6/2019

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cheryl L. Hays with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Michael W. Hays and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.
In Witness Whereof, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 28th day of October, 2016.

Notary Public _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 20...

My Commission Expires: 5/6/2019