BILL GARRETT, Davidson County
Trans:T20160103543 DEEDWARR
Recvd: 11/23/16 08:48 2 pgs
Fees:13.00 Taxes:645.65
20161123-0123520

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $174,500.00

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2016.

Notary Public
My Commission Expires: 7-6-18

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicole Webb 7307 Weston Way Drive Nashville, TN 37221	new owner	142-10-0A-004.00 CO

142-10-0A-004.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Trent W Willmon, Trustee of the Trent W Willmon Living Trust, established by the Revocable Trust Agreement of Trent W Willmon, dated April 27, 2009,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicole Webb, unmarried,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit 2-B on the plan of Weston Way Condominiums, Phase 2, of record in Book 6370, Page 577, Exhibit "C" to the amended Master Deed, Register's Office for said County to which master Deed is hereby made for a more complete description thereof.

Being the same property conveyed by Warranty Deed from Trent W. Willmon to Trent W. Willmon, Trustee of The Trent W. Willmon Living Trust, established by the Revocable Trust Agreement of Trent W. Willmon, dated April 27, 2009 as recorded on the 4th day of May, 2009 in Instrument No. 20090504-0040512, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 7307 Weston Way Dr, Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2016 are a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November, 2016.

Trent W Willmon, Trustee of the Trent W Willmon Living Trust, established by the Revocable Trust Agreement of Trent W Willmon, dated April 27, 2009

Trent W Willmon Trustee

By Trent W Willmon, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Trent W Willmon, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of The Trent W. Willmon Living Trust, the within named bargainor, a trust, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Trust, by the said Trent W Willmon, as its Trustee.

WITNESS my hand and seal at office this 18th day of November, 2016.

Amanda Vaughn
Notary Public
My Commission expires:
5/5/2020

