Davidson County DEEDWARR Recvd: 01/05/17 11:37 3 pgs Fees:18.00 Taxes:555.00 **20170105-0001300**

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00 Tara Bhika Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2017. Heather Lee Notary Public MY COMMISSION EXPIRES: 6-18-17 (AFFIX SEAL)

Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

16002900

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara M. Bhika	Tara M. Bhika	
(NAME)	(NAME)	059 16 0 001.00
9618 Deer Track Court	9618 Deer Track Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN, 37027	Brentwood, TN 37027	
(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, **Marsha Weaver, Kim Weaver, Marshall Weaver II** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tara M. Bhika** 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 the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of The Anderson Allen Land, as of record in Book 421, Page 17, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of a lane extending along the northerly boundary of the H.H. Wilkerson's land at its intersection with the Whites Creek Pike; thence running in a southwesterly direction with the northerly margin of said lane 16.32 poles to the easterly line of Lot No. 2 of said Anderson Allen's subdivision which belonged to Laura Williams; thence northerly along said division line between Lots Nos. 1 and 2, 17.5 poles to the southerly boundary of Lot No. 9 of the same Anderson Allen subdivision which belonged to Solomon Allen, thence easterly on said southernly line of Lot No. 9, 14.3 poles to Whites Creek Pike; thence southeasterly with the line of said Pike 12.3 poles, more or less, to the beginning.

Being all of the same property conveyed to Marshall Weaver and wife, Irene D. Weaver by Warranty Deed dated August 26, 1970 from Reuben W. Allen and wife, Mamie Allen, of record in Book 4441, Page 250, Register's Office for Davidson County, Tennessee. Being further conveyed to Marshall Weaver by Quitclaim Deed dated February 28, 1997 from Irene D. Weaver of record in Book 10372, Page 238, said Register's Office. The said Marshall Weaver (also known as Marshall Weaver, Sr.) died intestate on May 14, 2014, leaving Marsha Weaver, Kim Weaver and Marshall Weaver, II, as his sole surviving heirs at law.

Reserved by grantor Marshall Weaver, II, his heirs and assigns, is an existing easement for access to Lot 2, known as Map and Parcel 059 15 0 028.00.

Upon oath Marsha Weaver, Kim Weaver and Marshall Weaver, II warrant, covenant and certify that the afore described real property is not their homestead as defined by Statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **2610 Whites Creek Pike, Nashville, Tennessee 37207**

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 4th day of January, 2017.

Marsha Weaver

Kim Weaver

Marshall Weaver II

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 Marsha Weaver, Kim Weaver,* Marshall Weaver II the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

*A/K/A Kim M. Weaver

Witness my hand and official seal at office this 4th day of January, 2017.

Commission expires: 6-18-17

Heather Lee
State of Tennessee Notary Public
Rutherford Co.
Expires 6-18-17

Heather Lee
Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

