BILL GARRETT, Davidson County
Trans:T20170038692 DEEDWARR
Recvd: 05/08/17 08:29 2 pgs
Fees:13.00 Taxes:1221.00
20170508-0045145

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$330,000.00** (Three Hundred Thirty Thousand).

AFFIANT

Subscribed to and sworn before me this 3rd day of May, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7/11/17

LEANNA E. BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Julia Clare Sutherland 654 Timber Lane Nashville, TN 37215	New Owner	117020C02800CO

WARRANTY DEED

FOR AND IN 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, **JOHN CAMERON WEIL, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JULIA CLARE SUTHERLAND, A SINGLE WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Unit No. 28, together with carport designated Number 28A on the Plan of Regency Park of record in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in common elements of Regency Park Condominium, formerly Woodlawn Manor, Inc., a horizontal property regime established by Master Deed and By-Laws of record in Book 3815, Page 778, amended in Book 4364, Page 381, Book 4767, Page 431; Book 5673, Page 429, Book 6047, Page 201; Book 7662, Page 942, Book 7728, Page 343 and Book 9746, Page 83, said Register's Office.

Being the same property conveyed to John Cameron Weil, unmarried, and Jack Kohlman Weil, unmarried, by deed from Deborah C. Brannan, unmarried, of record in Instrument No. 20110720-0055421 dated July 15, 2011, and recorded July 20, 2011; further conveyed to John Cameron Weil by deed from John Cameron Weil, Executor of the Estate of Jack K. Weil, deceased, dated January 9, 2013, and recorded January 10, 2013, in Instrument No. 20130110-0003264, Register's Office for Davidson County, Tennessee.

Being also known as 654 Timber Lane, Nashville, Tennessee 37215

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **654 TIMBER LANE** **NASHVILLE, TN 37215**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

KJCU

LTSR Number: GTE File: 2017044545

WITNESS, this 3rd day of May, 2017

John Cameron Weil

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of May, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Cameron Weil** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 3rd day of May, 2017.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____