WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170041919 DEEDWARR
Recvd: 05/17/17 10:52 2 pgs
Fees: 13.00 Taxes: 1084.10
20170517-0048839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANGELA V. POSTON WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cameron McDougall	Owner	181 03 0A 105.00
(NAME)	(NAME)	
3441 Dandolo Cr.	3441 Dandolo Circle	
(ADDRESS)	(ADDRESS)	
Cape Coral, FL 33909	Cape Coral, FL 33909	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Three Thousand And No/100 Dollars ($293,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jeffrey Robert Weidner and Carrie A. Weidner, husband and wifeas joint tenants**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cameron Bruce McDougall**, 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. 105 on the Plan of Section Four, Indian Creek Estates of record in Plat Book 11700, Page 15, Registrar's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey R. Weidner and Samantha A. Weidner, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes dated October 29, 2002 and recorded October 31, 2002 as Instrument No. 20021031-0133442, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey Robert Weidner by Quit Claim Deed from Samantha Anne Weidner dated January 29, 2003 and recorded March 20, 2007 as Instrument No. 20070320-0033958, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jeffrey Robert Weidner and Carrie A Weidner, husband and wife, as joint tenants by Quit Claim Deed from Jeffrey Robert Weidner a married man, herein joined by his spouse Carrie A Weidner dated June 30, 2014 and recorded July 8, 2014 as Instrument No. 20140708-0060077, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7013 Calderwood Dr., Antioch, TN 37013

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, has 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 12th day of May, 2017

Jeffrey Robert Weidner

Carrie A. Weidner

STATE OF TENNESSEE
COUNTY OF Williamson

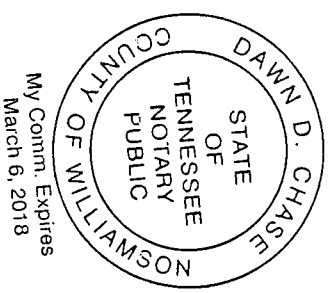
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeffrey Robert Weidner and Carrie A. Weidner, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of May, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-173017SSO