# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/17 08:45 2 pgs
Fees:13.00 Taxes:1424.50
**20170613-0058956**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of June, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Billy D. Gatons and Michele S. Harris | Billy D. Gatons and Michele S. Harris | 142 15 0B 028.00 |
| (NAME) | (NAME) | |
| 126 Belle Glen Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221-3456 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Three Hundred Eighty-Five Thousand And No/100 Dollars ($385,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David R. Weiler and Linda M. Weiler, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Billy D. Gatons, unmarried, as a tenant in common owning an undivided 65% interest, and Michele S. Harris, unmarried, as a tenant in common owning an undivided 35% interest**, 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. 28 on the Plan of Second Amendment Belle Wood Glen, a Planned Unit Development, of record in Plat Book 6900, Page 190, in the Register's Office for Davidson, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David R. Weiler and wife, Linda M. Weiler by Warranty Deed from Paul E. Biggers, III and Kaye L. Biggers, husband and wife dated March 18, 2014 and recorded March 20, 2014 as Instrument No. 201403200023148, in said Register's Office for Davidson County, Tennessee.

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.

File Number: NAT-171444SSO

**True Copy Certification**

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

unimproved ☐
This is improved ☒ property, known as 126 Belle Glen Dr., Nashville, TN 37221-3456

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 9 day of June, 2017

David R. Weiler by his Attorney-in-Fact
David R. Weiler
by J. Wayne Thomas, attorney-in-fact

Linda M. Weiler by her Attorney-in-Fact
Linda M. Weiler
by J. Wayne Thomas, attorney-in-fact

STATE OF Tennessee

County Of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared J. Wayne Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David R. Weiler and Linda M. Weiler, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of David R. Weiler and Linda M. Weiler, for the purposes therein contained.

Witness my hand and official seal, this the 9 of June, 2017.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-171444SSO