WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-2021

O-VRES-17-1019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Holmes and Clara Elise Zieman	**Finworth Mortgage LLC, an InsBank Company**	
(NAME) **1019 Battlefield Drive**	(NAME) **2106 Crestmoor Road**	**118-5-112.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COURTNEY P. WEILER AND SPOUSE, BRIAN WEILER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN HOLMES AND CLARA ELISE ZIEMAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on the plan of a subdivision of Lot Nos. 1 and 2 of Block No. 10 and Lot Nos. 1 and 2 of Block No. 11 in Noelton, not of record, and described according to a survey made by Z. J. Wilkerson, dated May 22, 1941, as follows:

Beginning (at a point) on the southerly margin of Battlefield Drive, at the northwest corner of the property conveyed to Thomas Otto Lancaster and wife, deed from A. R. Greene and wife, as of record in Book 1340, Page 252, Register's Office for said County; thence, with Lancaster's westerly line, southerly 200.89 feet thence, westwardly 75 feet to the corner of Lot Nos. 11 and 12; thence, with the line between said two lots, northwardly 200.6 feet to the southerly margin of said Battlefield Drive; thence, with said drive, westwardly, 73 feet to the point of beginning, however, included in the above description, BUT EXPRESSLY EXCLUDED from this conveyance is that triangular shaped part of the northwest corner of said lot consisting of 750 square feet conveyed to the State of Tennessee by deed of record in Book 4815, Page 650, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Courtney P. Weiler and spouse, Brian K Weiler, by Warranty Deed from Kathy A. Morante, married, recorded December 22, 2006 in Instrument No. 20061222-0158508, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Easement for Sanitary Sewer/Storm Drainage of record in Book 3944, Page 165, Register's Office for Davidson County, Tennessee;
- Conveyance to the State of Tennessee of record in Book 4815, Page 650, Register's Office for Davidson County, Tennessee;
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, Register's Office for Davidson County, Tennessee;
- Taxes for year 2017 and therafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1019 Battlefield Drive, Nashville, Tennessee 37204**.

BILL GARRETT, Davidson County
Trans:T20170054800 DEEDWARR
Recvd: 06/27/17 09:46 2 pgs
Fees:13.00 Taxes:1572.50
20170627-0064417

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. 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 my/our hand(s) this the 23rd DAY OF JUNE, 2017.

Courtney P. Weiler

Brian Weiler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COURTNEY P. WEILER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN WEILER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212