THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116

File No. 17-0878

Map-Parcel No. 147 09 0 068.00

Property Address:
5009 Darlington Drive, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 08/07/17 12:42 3 pgs
Fees:18.00 Taxes:1368.63
20170807-0080555

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
First National Bank of Middle TN
1608 Williams Dr., #301
Murfreesboro, TN 37129

Grantees' Name, Address:
AUSTIN D. FORD and SARAH P. FORD
5009 Darlington Dr.
Nashville TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ERIC WEBER, married**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **AUSTIN FORD and SARAH P. FORD, husband and wife,** hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Map of Caldwell Country Estates, Section One, as shown of record in Plat Book 2663, page 68 and 69, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to ERIC WEBER, unmarried, by Warranty Deed from DENNIS BRYAN, unmarried, of record in Instrument No. 2007116-0131079, dated 11/2/2007, and recorded on 11/6/2007, Register's Office for Davidson County, Tennessee.

This is property known as, 5009 Darlington Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2017 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 2663, page 68 & 69, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6219, page 984, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

LYDIA WEBER, wife of **ERIC WEBER,** joins in the execution of this instrument to convey any right, title or interest she may have in the subject property by virtue of her marriage to **ERIC WEBER.**

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 4th day of August, 2017.

ERIC WEBER

LYDIA WEBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **ERIC WEBER and LYDIA WEBER**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 4 day of August, 2017.

Notary Public

My Commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$369,900.00.**

Affiant

SWORN TO and subscribed before me on this 4th day of August, 2017.

Notary Public

My Commission expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Sherri Ann Church, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sherri Ann Church
Notary Public

My Commission Expires: 12/18/18

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY