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WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170077696 DEEDWARR
Recvd: 09/05/17 15:38 2 pgs
Fees: 13.00 Taxes: 196.10
20170905-0091319

DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jody Duncan	Jody Duncan	12700029400
(NAME)	(NAME)	
7518 Station Drive	7518 Station Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Stephen Paul Weathers and Stephenie B. Smith, (now Weathers),** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jody Duncan,** 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:

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

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the northerly margin of Charlotte Pike (Highway 70N) east of Charlotte Pike's intersection with Memphis-Bristol Highway and being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Charlotte Pike, said pin being S 53 degrees 40'00" W, 64.66 feet along said margin from the southwest comer of Mary Edith Smith, of record in Deed Book 8017, page 196, Register's Office for Davidson County, Tennessee.

Thence, with said margin, S 53 degrees 40'00" W, 64.66 feet to a point; thence, leaving said margin, N 03 degrees 01'00" E 584.39 feet to a point; thence, N 89 degrees 00'00" W, 178.90 feet to a point; thence, N 03 degrees 0 l '00" E, 709.61 feet to a point; thence, N 89 degrees 00'00" W, 228.96 feet to a point in the east line of Mary K. Kirk, et al, of record in Deed Book 10512, page 786, Register's Office for Davidson County, Tennessee; Thence, with Kirk's east line, N 00 degrees 24'18" W, 390.00 feet to a point in the south line of Deerwood Estates of record in Plat Book 5200, page 220, Register's Office for Davidson County, Tennessee; Thence, with said Deerwood Estates, S 88 degrees 52' 10" E, 157.24 feet to a concrete monument; Thence, N 89 degrees 34'53" E, 374.40 feet to a concrete monument at the northwest corner of aforementioned Smith; Thence, with Smith's west line S 03 degrees 01 '00" W, 199.02 feet to a point; Thence, leaving Smith's line, N 89 degrees 00'00" W, 228.93 feet to a point; Thence, S 03 degrees 01 '00" W, 859.60 feet to a point; Thence, S 89 degrees 00'00" E, 178.90 feet to a point; Thence, S 03 degrees 01'00" W, 595.18 feet to the point of BEGINNING.

Being the same property conveyed to Stephen Paul Weathers and Stephanie B. Smith, now Weathers by deed dated September 90, 2005 from Shawn F. Meehan and wife, Renee W. Meehan of record in Instrument No. 20050913-0110192, Register's Office for Davidson County, Tennessee.

Stephanie B. Smith is now known as Stephanie B. Weathers.

unimproved ☑

This is improved ☐ property, known as 8254 Charlotte Pike, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my/our hands this **31st day of August, 2017.**

Stephen Paul Weathers

Stephanie B Smith Weathers by Stephen Paul Weathers

Stephen Paul Weathers

Stephanie B. Smith, (now Weathers)
By: Stephanie Paul Weathers as Attorney-in-Fact

State of Tennessee
County of Davidson

On this 31st day of August, 2017, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Stephen Paul Weathers**, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 31st day of August, 2017.

Notary Public I. Dyke Tatum

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 5/3/2021

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Stephen Paul Weathers** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Stephanie B. Smith, now Weathers** as **her** Attorney-In-Fact, as **his** free act and deed.

Witness my hand and official seal this 31st day of August, 2017.

Notary Public I. Dyke Tatum

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 5/3/2021

File No.: 17-Duncan