THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Road, Suite 400
Nashville, TN 37205
File No. CS187001249

Grantees:
Brian Weaver
Frederick P. Weaver, III and Denise F. Weaver
2538 Edge O Lake Ct.
Nashville, TN 37214

Send Tax Bills To:
Gardner Financial
3503 Pa-e Sanos Pkwy
San Antonio, TX 78230

Map & Parcel No.:
15007029800

Bill Garrett Davidson County
Batch# 2583 DEEDWARR
09/20/2017 10:59:43 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20170920-0096324

WARRANTY DEED

THIS INDENTURE, made and entered into this 18th **day of** September, **2017**, by and between **April E. Robbins, unmarried**, party of the first part, and **Brian Weaver, married, and Frederick P. Weaver, III and Denise F. Weaver, husband and wife, as joint tenants with full rights of survivorship**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS ($135,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

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. 42A on the Zone Lot Division of Lot No. 42, Section 3 and Lot No. 50, Section 2 of Lakeshore Woods (erroneously cited as Zone Lot Division of Lot No. 42, Section 2 and Lot No. 50, Section 3 in all prior deeds of record in the chain of title), of record in Plat Book 6250, Page 603, and corrected in Book 6707, Page 855, amending Plat Book 5200, Page 621, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to April E. Robbins, an unmarried woman, from Keith S. King and wife, Rebecca B. King, by Warranty Deed dated November 21, 2006, of record in Instrument No. 20061127-0145781, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

April E. Robbins

April E. Robbins

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **April E. Robbins,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 18th day of September, 2017

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$135,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of September, 2017

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:
3366 Oak Trees Court
Antioch, TN 37013