Bill Garrett Davidson County
Batch# 14279 DEEDWARR
10/17/2017 09:09:59 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20171017-0106111

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of October, 2017

Notary Public
Commission Expires: 9.20.20

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 411 Seneca Court Trust 411 Seneca Court Nashville, TN 37214	The 411 Seneca Court Trust PO Box 160772 Nashville, TN 37216	096-05-0-144.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Betty Weaver, Widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The 411 Seneca Court Trust

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. 213 on the Plan of Woodberry Park of record in Plat Book 2133, Page (s) 117 through 119, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cindy S. Smith, Trustee by Quitclaim Deed from Gary Arthur Weaver and wife, Mary Agnes Weaver Bryan, now divorced, of record in Book 8308, page 335, Register's Office for Davidson County, Tennessee, dated March 11, 1991 and recorded on March 12, 1991 and within the same deed the said Cindy S. Smith, Trustee conveyed his interest in the subject property to Gary Arthur Weaver and wife, Betty A. Weaver. The said Gary Arthur Weaver having since died, thereby vesting subject property solely in Betty A. Weaver as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 411 Seneca Court, Nashville, TN 37214.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of October, 2017.

Betty Weaver

Betty Weaver

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand and official seal at Murfreesboro, Tennessee this 6th day of October, 2017.

Jennifer Harris

Notary Public
My Commission Expires: 9.20.20

(Notary Seal)

