Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
6002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

KGR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

R-VRES-17-0111

(AFFIX

Bill Garrett Davidson County
Batch# 16883 DEEDWARR
10/23/2017 02:40:12 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20171023-0108476

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)
Katherine Rhodes	New Owner	
(NAME)	(NAME)	
1110 Massman Drive		**107-09-0-027.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **JARED WEISS AND LAUREN WEISS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE RHODES, AN UNMARRIED WOMAN,** 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. 38 on the Plan of Patricia Heights, Section I, of record in Plat Book 2331, Page(s) 130 and 131, as amended in Book 2646, Page 309, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Massman Drive at the corner of Lots 38 and 39; thence Northwardly with the line between said lots, 112 feet to a point in the Southerly line of Lot 98; thence with the line between Lots 38 and 98 Eastwardly 116.1 feet to a point in the Westerly margin of Patricia Drive; thence with the margin of the same Southwardly 122 feet to a point the beginning of a curve; thence around said curve Southwestwardly 39.3 feet to a point in the Northerly margin of Massman Drive; thence with the margin of the same Westwardly 100 feet to the beginning.

Being the same property conveyed to Jared Weiss and wife, Lauren Weiss by Warranty deed from Sarah B. Wilder Nelson, married of record in Instrument No. 20160503-0043190 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 03, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 2331, Page (s) 130 and 131, amended in Book 2646, Page 309, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2542, Page 519, amended in Book 6045, Page 421; Book 6067, Page 762 and Book 6887, Page 605, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1110 Massman Drive, Nashville, Tennessee 37217**.

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 19th DAY OF OCTOBER, 2017.

Jared Weiss by Nathan Keith AS ATTORNEY IN FACT
Jared Weiss by Nathan Keith as Attorney in Fact

Lauren Weiss by Nathan Keith AS ATTORNEY IN FACT
Lauren Weiss by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JARED WEISS AND LAUREN WEISS, and who acknowledged he/she/they executed the same as the free act and deed of the said JARED WEISS AND LAUREN WEISS.

Witness my hand and official seal, this the 19th of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

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