WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $800,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF DECEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9264

ADDRESS OF NEW OWNER	SEND TAX BILLS TO: If left blank please see the address of the new owner	MAP-PARCEL
Michael J. Weiss and Vivian L. Weiss	Franklin Synergy Bank	104140G11600CO
209 BELCLAIRE PLACE	722 Columbia Ave	
Nashville, TN 37205	Franklin TN 37064	

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

JOSEPH MARSHALL HUGHES, II AND JOSEPH MARSHALL HUGHES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MICHAEL J. WEISS AND VIVIAN L. WEISS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 209 BELCLAIRE PLACE, Nashville, TN 37205

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/or 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/or 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 our hand on the ____ day of November, 2017.

Joseph Marshall Hughes II

Joseph Marshall Hughes

Bill Garrett Davidson County
Batch# 32631 DEEDWARR
12/04/2017 10:49:55 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20171204-0123275

STATE OF FLORIDA
COUNTY OF LEE

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JOSEPH MARSHALL HUGHES II AND JOSEPH MARSHALL HUGHES, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. FL DRIVE & LIC.

Witness my hand and official seal at Lee, Florida, this 29th day of November, 2017.

Notary Public

My Commission Expires: 08/04/2019

T. MATCHETT
Notary Public - State of Florida
Commission # FF 233071
My Comm. Expires Aug 4, 2019
Bonded through National Notary Assn.

file # 17-9264

17-9264

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Whitworth Phase 2, as of record in Plat Book 7900, Page 470, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description. Being the same property conveyed to Joseph Marshall Hughes, II, an unmarried man* and Joseph Marshall Hughes, a married man* by Warranty Deed from Alan Selwyn and wife, Virginia I. Selwyn, recorded on the 3rd day of May, 2012 in Instrument No. 20120503-0038203, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF WHITWORTH PHASE 2, as recorded in Plat Book 7900, Page(s) 470, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 8026, Page 305, amended in Book 8282, Page 45, Book 8830, Page 249, Book 9144, Page 153, Book 9778, Page 27, Instrument No. 20100615-0046543, affidavit recorded at Instrument Nos. 20160919-0098409 and 20170720-0073719, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Terms and provisions of by-Laws amended at Instrument Nos. 20020812-0097386 and 20100615-0046543.

6. Charter of Whitworth Homeowners Association recorded in Book 8090, Page 691, amended in Book 8283, Page 523.

7. Dedication of Common Area recorded in Book 9778, Page 32.

8. Conveyance of Water Mains recorded in Book 7868, Page 959.

9. Agreement recorded in Book 8830, Page 270.