**Tax ID No. 171030B15000CO**

This Instrument Was Prepared By:
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Franklin, TN 37067
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Send Tax Bills To:

SAME AS NEW OWNER

Bill Garrett Davidson County
Batch# 36580 DEEDWARR
12/13/2017 09:04:42 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00



20171213-0126865

New Owner:

Pamela W. Abbott
641 Old Hickory Blvd, #54
Brentwood, TN 37027

Mortgagee:

N/A

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Linda Lee Weigel, a married person,** Grantor, has bargained and sold and by these presents does transfer and convey unto **Pamela W. Abbott, unmarried**, Grantee, her heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being Unit 66, Townhomes of Fredericksburg, Phase One, Section Three, Revision One, as shown on plat of record in Plat Book 9700, page 534, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Linda Lee Weigel, unmarried by Warranty Deed from Grant Davidson and wife, Jennifer Davidson, recorded on the 28th day of April, 2014 in Instrument No. 20140428-003556, in the Register's Office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property with an address of 641 Old Hickory Blvd., #54, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) Matters appearing on the plat of Phase One Section Three, Townhomes of Fredericksburg, of record in Book 9700, page 534, Register's Office of Davidson County, Tennessee. 2) Restrictions of record in Book, 7789, page 843; Book 8920, page 65; Book 9500, page 393; Book 9860, page 840; Book 10126, 435; Book 10224, page 683; Book 10294, page 850; Book 10628, page 517; Book 10694, page 541; Book 11550, page 531; Book 11682, page 75; Instrument No. 20000718-0070558; and Instrument No. 20050705-0076596, Register's Office of Davidson County, Tennessee. 3) Terms and provisions of by-laws of record in Book 8920, page 45; Book 10694, page 539; Book 10126, page 486; Book 10275, page 959; Book 11550, page 554; and Instrument No. 20150102-0000219, Register's Office of Davidson County, Tennessee. 4) Charter of Homeowner's Association of record in Book 10126, page 430, Register's Office of Davidson County, Tennessee.

5) Easements for Sanitary Sewer, Storm Drainage, and Water Mains of record in Book 7358, page 643 and Book 9607, page 431, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

Kenneth W. Norfleet, spouse of Linda Lee Weigel, hereby joins in the provisions of this instrument for the purposes of conveying any and all right, title, and interest to the Grantee, her heirs and assigns he might have in said property by reason of marital status or otherwise.

WITNESS our hands on this the 11TH day of December, 2017.

Linda Lee Weigel

Kenneth W. Norfleet

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Linda Lee Weigel** and **Kenneth W. Norfleet** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 11TH day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 3-3-2020

HILLARY D SECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Six Hundred Fifty-Four Thousand Seven Hundred Fifty and no/100 ($320,000.00) dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 11th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 05-05-2020

WES WEIGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY