STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,077,777.00.

Meredith May
Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2017.

Notary Public

My commission expires: 9/7/2020

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Bill Garrett Davidson County
Batch# 41820 DEEDWARR
12/27/2017 03:11:09 PM 2 pgs
Fees: $13.00 Taxes: $3,987.77
20171227-0131461

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Nicole Paxson	New Owner	104-13-0-103.00
119 Bowling Avenue		
Nashville, TN 37205		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Julie A. Barber, nka Julie A. Weaver and Roberts V. Weaver*, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole Paxson

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Southerly 30 feet of Lot No. 3, all of Lot No. 4 and the Northerly 3 feet of Lot No. 5, Block "K" on the map of the Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said County.

Said part of Lot No. 3, all of said Lot No. 4, and said part of Lot No. 5 front together 133 feet on the Westerly side of Bowling Avenue (formerly Golf Club Lane or Whitland Avenue) and extend back between parallel lines for a distance of 180 feet to a dead line.

Being the same property conveyed to Julie A. Barber and Roberts V. Weaver, Jr., as joint tenants with rights of survivorship by Warranty Deed from Walter J. Harrelson and spouse, Idella A. Harrelson of record in Book 9422, Page 826, Register's Office for Davidson County, Tennessee, dated July 29, 1994 and recorded on August 01, 1994.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 305 Bowling Avenue Nashville, TN 37205.

104-13-0-103.00 is the parcel identification number assigned to the property by the county tax assessor's office.

*AKA Roberts V. Weaver, Jr

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 HANDS EFFECTIVE AS OF 22nd day of December, 2017:

Julie A. Barber, nka Julie A. Weaver

Roberts V. Weaver

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Julie A. Barber, nka Julie A. Weaver and Roberts V. Weaver, the within named Grantor(s), 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, at office, this the 22nd day of December, 2017.

My Commission Expires: 9/7/2020

Notary Public

20171757R

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY