Bill Garrett Davidson County
Batch# 65027 DEEDWARR
03/05/2018 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20180305-0020409

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Davidson DCD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 1-2-19
(AFFIX SEAL)

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Charles M. Weingartner and Elizabeth S. Weingartner	Guaranty Trust Company	73 9 33
(NAME)	(NAME)	
2408 Andrew Place	316 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murfreesboro, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180247

For and 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, Michael Wayne Blakley and Rebekah Joy Blakley , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Charles Weingartner and Ashley Settle Weingartner, Husband and Wife, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 49 as shown on the map entitled Gibson Heights, of record in Plat Book 1835, page 133, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Michael Blakley and Bekah Blakley by Warranty Deed from David Blier and Janice Blier dated June 2, 2015 and filed of record in Instrument 20150608-0053644, Register's Office for Davidson County, Tennessee. The said Michael Blakley and Bekah Blakley executed a Quitclaim Deed to Michael Wayne Blakley aka Michael Blakley and Rebekah Joy Blakley aka Bekah Blakley, husband and wife, dated December 2, 2016 and filed of record in Instrument 20161208-0128806, Register's Office for Davidson County, Tennessee

This conveyance is made Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 1835, page 133, Registers Office for said County, and to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4145, page 749, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2408 Andrew Place, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of March, 2018

Michael Wayne Blakley

Rebekah Joy Blakley

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Wayne Blakley and Rebekah Joy Blakley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of March, 2018.

Notary Public
My Commission Expires: 11-18-19

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal