Bill Garrett Davidson County
Batch# 105286 DEEDWARR
06/15/2018 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20180615-0057845

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1042

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of June, 2018

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
Commission Expires: 9-2-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew P. Bateman 3932 Lakeridge Run Nashville, TN 37214-2697	New Owner	109-01-0A-043.00-CO

WARRANTY DEED

FOR AND IN 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,

Beverly R. Weber, unmarried and Brian M. Weber, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew P. Bateman and Leanne G. Wagner, tenancy in common

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:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Phase Two, Lakeridge of record in Plat Book 9700, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Beverly R. Weber and Brian M. Weber, wife and husband by Warranty deed from Kenneth W. Still and wife, Cindy Jo Still of record in Instrument No. 20121113-0104452 Register's Office for Davidson County, Tennessee, dated November 09, 2012 and recorded on November 13, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3932 Lakeridge Run, Nashville, TN 37214-2697.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7 day of June, 2018.

Beverly R. Weber by Quincy L. Salam as Attorney in Fact

Brian M. Weber

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public, **Quincy L. Salam,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Beverly R. Weber** and acknowledged that she executed the same as the free act and deed of the said **Beverly R. Weber,** pursuant to the Specific Power of Attorney recorded in Instrument No. 201806150057844, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 7 day of June, 2018.

Notary Public

My Commission Expires: 5-6-19

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Brian M. Weber

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 and official seal at Brentwood, Tennessee this 14 day of June, 2018.

Notary Public

My Commission Expires: 6-19-18

(Notary Seal)

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 8/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County