Bill Garrett Davidson County
Batch# 120238 DEEDWARR
07/24/2018 01:02:25 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20180724-0072142

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF July 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03-10-19
(AFFIX SEAL)

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 173
Linda C. Pratt	Same	GROUP 9
6340 Sunnywood Drive		PARCEL 143.00
Antioch, Tennessee 37013		

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, we,

Carl Weitlauf and wife Amy Weitlauf, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Linda C. Pratt

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 all of Lot No. 348, on the Plan of Phase 3, Section 1, Barnes Cove, as shown by plat appearing of record in Instrument No. 20060113-0005373, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Subject to all matters as set forth on the plat of record in Instrument No. 20060113-000S373; Restrictive Covenants of record in Instrument No. 20021217-0155806, and Amendment in Instrument No. 20110720-0055565; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as shown of record in Instrument No. 20020201-0014182; Storm Water Detention Agreement of record in Instrument No. 20020408-0042673; Declaration and Grant of Easement for Public Sidewalks of record in Instrument No. 20030402-0043515 and Charter of the Homeowner's Association of record in Instrument No. 20021217-0155805, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl Weitlauf and wife Amy Weitlauf, husband and wife by deed from Brandon Weaver and Kelly Barnes Weaver dated July 31, 2018 and recorded in Instrument No. 20120808-0070641 said Register's Office.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **6340 Sunnywood Drive, Antioch, Tennessee 37013**.

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 do 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 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 hand and official seal at office this 20th day of July, 2018.

Carl Weitlauf

Amy Weitlauf

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carl Weitlauf and Amy Weitlauf, with whom I am personally acquainted, (or who 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 20th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: ~~February 28, 2019~~ 03-10-19

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027