WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169835 DEEDWARR
12/04/2018 10:20:32 AM 2 pgs
Fees: $13.00 Taxes: $1,646.13

20181204-0118052

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2022

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-586

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Susan Beth Weaver and Carl Dail Weaver, III	New Owner	126 16 0 A 600.00 CO
(NAME) 7341 Riverfront Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty-Four Thousand Nine Hundred And No/100 Dollars ($444,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PHILIP DAVIS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUSAN BETH WEAVER AND CARL DAIL WEAVER, III , WIFE AND HUSBAND, 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. 268, on the Final Plat of Riverwalk, Phase 4B, as of record as Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Philip Davis Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Alphonse H. Davis, dated October 9, 2018, recorded October 19, 2018, of record in Instrument No. 20181019-0103892, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Alphonse H. Davis, by Warranty Deed, from Celebration Homes, LLC, a Tennessee limited liability company, dated January 30, 2017, recorded January 31, 2017, of record in Instrument No. 20170131-0010134, Register's Office for Davidson County, Tennessee.

Further previously being part of the same property conveyed to Celebration Homes, LLC, by Quitclaim Deed, from Corey Craig, Lloyd Craig, and Randall Smith, dated January 30, 2017, recorded January 31, 2017, of record in Instrument No. 20170131-0010133, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 7341 Riverfront Drive, Nashville, TN 37221
(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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 27 day of November, 2018.

Philip Davis Construction, LLC

BY: _____
Philip Davis, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Heather Tinnin, a Notary Public of said State and County aforesaid, personally appeared Philip Davis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Philip Davis Construction, LLC the within named bargainor, a limited liability company and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Managing Member

Witness my hand and official seal at Franklin, Tennessee this 27 day of November, 2018.

Commission Expires: My Commission Expires October 21, 2020

_____
Notary Public