JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$212,600.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2019.

Notary Public

My commission expires: 9-24-22
(AFFIX SEAL)

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-3599

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicky Weiss and Cynthia Weiss,	Pinnacle Bank	**142-10-0B-066.00 CO**
518 Belle Pointe Ct	150 3rd Ave. S. 4th 900	Karen Johnson Davidson County Batch# 197435 **DEEDWARR** 02/21/2019 10:18:24 AM 2 pgs Fees: $13.00 Taxes: $786.62
Nashville, TN 37221	Nashville, TN 37201	20190221-0015756

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,

Diana M. McCabe and Steven H. Reed, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicky Weiss and Cynthia Weiss, 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:

Land in Davidson County, Tennessee, being Lots Nos 4, 5, 6, 7, 8, 9, 10 and 11 and the northerly 75 feet of Lots Nos. 45 and 45 of Block "A" on the Plan of Highland Park, as of record in Plat Book 974, page 33, Register's Office for Davidson County, Tennessee, to which plan references is made for a more complete description.

Being the same property conveyed to C&S INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP, by deed from FIRST AMERICAN NATIONAL BANK, TRUSTEE UNDER THE WILL OF J.O. COVINGTON, of record in Book 10218, page 474, dated October 4, 1996, said Register's Office. C & S investments having converted to a limited liability company and changed its name to C S & S investments, LLC, by Articles of Conversion of record in Book 11751, page 407, Register's Office for Davidson County, Tennessee. Being further conveyed to WAYNE STEVENS, TRUSTEES OF THE 2929 DICKERSON ROAD TRUST, by quitclaim deed from C S & S INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Book 11751, page 410, dated November 18, 1999, said Register's Office. Being further conveyed to AMY DYER CARVER AND CHERRI BROUSSARD CO-EXECUTRICES OF THE ESTATE OF TIMOTHY S. CARVER ESTATE, by quitclaim deed from WAYNE STEVENS, TRUSTEES OF THE 2929 DICKERSON ROAD TRUST, of record in Instrument No. 20180507-0043610, dated May 1, 2018, said Register's Office.

Grantor(s) certify(ies) that this property is not the usual place of residence of the Grantor(s), the Grantor(s)'s spouse, or the Grantor(s)'s dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **518 Belle Pointe Ct, Nashville, TN 37221**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 19th day of February, 2019.

Diana M. McCabe

Diana M. McCabe

Steven H Reed

Steven H. Reed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Diana M. McCabe and Steven H. Reed**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **February, 2019.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY