Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0110-19

Return:
Tennessee Title & Escrow
7105 Crossroads Blvd
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 220188 DEEDWARR
04/22/2019 12:16:22 PM 2 pgs
Fees: $13.00 Taxes: $1,454.10
20190422-0036493

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00

Affiant

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of April, 2019

Notary Public
My Commission Expires: 7-6-2020

Address of New Owner	Send Tax Bills To:	
Reid Weber 3541 Fair Meadows Drive Nashville, TN 37211	Pinnacle Bank 150 3rd Ave S, Suite 1000 Nashville, TN 37201	Map/parcel: 180-04-0B-133.00 CO Account:

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

Kristen Lee Boone and Husband, Michael Rece Martin

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reid Weber and Katie Weber, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 138 on the Final Plat of Brookview Forest, Phase IV, of record in Instrument No. 20061107-0138639, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Kristen Lee Boone and husband, Michael Rece Martin, as tenants by the entirety, by Deed Creating an Estate by the Entireties, from Kristen Lee Boone, dated 11/30/18 and recorded 11/30/18 in Instrument No. 20181130-0116954; and being the same property previously conveyed to Kristen Lee Boone, an unmarried woman, by Warranty Deed from David Russell Swan and Torrey Swan, husband and wife, dated 12/18/17 and recorded 12/20/17 in Instrument No. 20171220-0129690, in the Register's Office of Davidson County, Tennessee.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 3541 Fair Meadows Drive Nashville, TN, 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 17th day of April, 2019

Kristen Lee Boone by Deborah Mann as attorney in fact

Kristen Lee Boone by Deborah Mann as attorney in fact

Michael Rece Martin by Deborah Mann as attorney in fact

Michael Rece Martin by Deborah Mann as attorney in fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Deborah Mann whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained in behalf of Kristen Lee Boone one of the within bargainors, and acknowledged that she executed the same as the free act and deed of the said Kristin Lee Boone for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same Kirsten Lee Boone and of record in Record Book *_____, Page _____ in the Register's Office for ~~Rutherford~~ Davidson County, Tennessee.

* 20190422-0036491

WITNESS MY HAND AND OFFICIAL SEAL this the 17th day of April, 2019

JENNIFER A SKINNER STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 08-17-2019 RUTHERFORD COUNTY

Jennifer A Skinner

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Deborah Mann whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained in behalf of Michael Rece Martin one of the within bargainors, and acknowledged that she executed the same as the free act and deed of the said Michael Rece Martin for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same Michael ReceMartin and of record in Record Book **_____, Page _____ in the Register's Office for ~~Rutherford~~ Davidson County, Tennessee.

** 20190422-0036492

WITNESS MY HAND AND OFFICIAL SEAL this the 17th day of April, 2019

JENNIFER A SKINNER STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 08-17-2019 RUTHERFORD COUNTY

Jennifer A Skinner

NOTARY PUBLIC
My Commission Expires: _____