Karen Johnson Davidson County
Batch# 240527 DEEDWARR
06/07/2019 11:19:42 AM 2 pgs
Fees: $13.00 Taxes: $1,428.20
20190607-0054722

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1291

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of June, 2019

Notary Public

Commission Expires: 9/6/22

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark Casey Weeks and Jantzan Weeks 708 Waco Drive Nashville, TN 37209	New Owner	09105 0101.00

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,

Aaron Senecal, married

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

Mark Casey Weeks and Jantzan Weeks, 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 Lot No. 41 on the Plan of Moss-Wood Subdivision, of record in Plat Book 2663, Page 102, 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 Andrew James Hawks and wife, Elizabeth Ann Hawks by Warranty Deed from Billy Don Willeby and wife, Linda S. Willeby, of record in Book 5959, Page 146, Register's Office for Davidson County, Tennessee, dated October 08, 1982 and recorded on November 03, 1982. (Value or consideration shown in aforementioned Deed $27,157.45)
The said Elizabeth Ann Hawks having since died, vesting fee simple title unto her husband, Andrew James Hawks, as the surviving tenant by the entirety.

Being the same property conveyed to Aaron Senecal by Warranty Deed from Andrew James Hawks, widower, of record in Instrument No. 20180321-0026603, Register's Office for Davidson County, Tennessee, dated March 13, 2018 and recorded on March 21, 2018. Subject property having never been the primary residence of herein grantee and his spouse.

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: 708 Waco Drive, Nashville, TN 37209

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

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 3rd day of June, 2019.

Aaron Senecal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Aaron Senecal** 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 and official seal at Brentwood, Tennessee this 3rd day of June, 2019.

Notary Public
My Commission Expires: 9/6/22

(Notary Seal)

