FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **423,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 09/05/2019 Notary Public MY COMMISSION EXPIRES: 11-5-19 (AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By ~~and Return To~~:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2381

Karen Johnson Davidson County
Batch# 282179 DEEDWARR
09/06/2019 01:37:30 PM 6 pgs
Fees: $33.00 Taxes: $1,566.95
20190906-0090234

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Weatherington and Charlotte Weatherington	New Owner	**083-13-0-520**
(NAME) **309 South 10th Street**	(NAME)	
(ADDRESS) **Nashville, TN, 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sarah E. Savage and Carson Lee Fifer, a married couple, Carson Daniel Fifer, an unmarried person, and Meredith Savage Fifer, an unmarried person,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey Weatherington and Charlotte Weatherington, a married couple,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 3, Shelby Hills, Section Three, as shown on the Plat of record in Plat Book 3500, page 116, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Being the same property conveyed to Sarah E. Savage and Husband, Carson Lee Fifer, Carson Daniel Fifer, unmarried and Meredith Savage Fifer, unmarried, as Tenants in Common with Rights of Survivorship by Deed dated May 18, 2017 from Jeremy T. Walker and Julie R. Walker, Trustees of the Walker Revocable Living Trust, U/A/D November 25, 2014, recorded May 19, 2017, in Instrument Number 20170519-0050007, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **309 South 10th Street, Nashville, TN 37206**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple,

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 3 day of September, 2019.

Sarah E. Savage

Sarah E. Savage

Carson Lee Fifer

Carson Lee Fifer

JOY LYNN HART
NOTARY PUBLIC
REG. #7641427
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2019

STATE OF Virginia
COUNTY OF Alexandria City

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Sarah E. Savage and Carson Lee Fifer** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 3 day of September, 2019.

Joy Hart

NOTARY PUBLIC

My Commission Expires: 10/31/2019

See following 2 pages for Carson Daniel Fifer and Meredith Savage Fifer

IN WITNESS WHEREOF, this instrument has been executed on this the 3 day of **September, 2019.**

Meredith Savage Fifer

Meredith Savage Fifer

STATE OF TN
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Meredith Savage Fifer** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 3 day of **September, 2019.**

Jami Geselle

NOTARY PUBLIC

My Commission Expires:

6/10/2023

JAMI GESELLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-10-2023

IN WITNESS WHEREOF, this instrument has been executed on this the 4th day of **September, 2019.**

Carson Daniel Fifer

STATE OF
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Carson Daniel Fifer** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 4th day of **September, 2019.**

See Attached
NOTARY PUBLIC

My Commission Expires:

This certificate is attached to a 3 *page document dealing with/entitled* Proceeds Disbursement Request Form *and dated* 9/4/19.

California ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On Sept 4th, 2019 before me,

Terence B. Allen, Notary *(there insert name and title of the officer)*,

personally appeared Carson Daniel Fiser, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TERENCE B. ALLEN
COMM.# 2267805
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Nov. 19, 2022

MM12

Signature _____ (Seal)

Printed 02-18

Produced by MarkMaster, Inc. | 1.800.441.MARK | www.markmasterinc.com

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)