THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190822437

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $169,900.00.

Affiant

Subscribed and sworn to before me, this 12th day of September, 2019.

Notary Public
My Commission Expires: 7-6-20

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 286048 DEEDWARR
09/16/2019 10:19:30 AM 2 pgs
Fees: $13.00 Taxes: $628.63
20190916-0093509

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Weir and Gladys Weir 109 Beech Forge Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 163-11-0B-057.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn E. Seigfreid, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Weir and Gladys Weir, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of 2nd Revision, Section Four, Bell Forge Village of record in Plat Book 6250, Page 201, in the 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 Donald Seigfreid and wife, Carolyn E. Seigfreid by Warranty Deed from Harold J. Corrie and wife, Clara L. Corrie of record in Book 8299, Page 598, Register's Office for Davidson County, Tennessee, dated February 25, 1991 and recorded on February 27, 1991.

The said Donald Seigfreid now being deceased on November 29, 2008 in Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6040, Page 538, Book 6350, Page 858, Book 6651, Page 207, Book 7224, Page 209 and Instrument No. 20061229-0160925, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 6040, Page 576 and amended in Book 6306, Page 644, Book 11348, Page 899, Instrument 200106270068129 and Instrument No. 20050810-0094532, Register's Office for Davidson County, Tennessee.

Charter of record in Book 6887, Page 495 and Book 7491, Page 883, Register's Office for Davidson County, Tennessee.

Dumpster Facility Agreement of record in Book 7224, Page 195, Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 7224, Page 246, Register's Office for Davidson County, Tennessee.

Common Area of record in Book 6040, Page 534 and Book 7724, Page 241, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 6471, Pages 77 and 85, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 109 Beech Forge Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of September, 2019.

Carolyn E Seigfreid

Carolyn E. Seigfreid

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn E. Seigfreid, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19