Prepared by:
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Karen Johnson Davidson County
Batch# 296593 DEEDWARR
10/07/2019 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,674.25
20191007-0102021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $452,500.00

Affiant

Subscribed and sworn to before me this 4th day of October, 2019.

Notary Public
My commission expires: 8-16-20

CHRISTY FIELDER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Lawrence J. Weir and Kristen Weir 1713 Boxwood Dr. Nashville, TN 37211	FCM Mortgage 202 Robert Rose Dr. #200 Murfreesboro, TN 37129	172-03-0A-136.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Matthew Barnett and Hilary Barnett, husband and wife** hereinafter referred to as Grantor(s). have bargained and sold, and do hereby transfer and convey to **Lawrence J. Weir and Kristen Weir, 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:

Being Lot 108 on the Final Plat of The Woodlands Subdivision, Phase 4, Section 1B, as of record in Instrument No. 20070705-0080225, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew Barnett and Hilary Barnett by deed from Southeastern Development Enterprise LLC of record in Instrument No. 20140625-0055731 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of he Woodlands Subdivision, Phase 4, Section 1B, as of record in Instrument No. 20070705-0080225 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 7334, Page 109 and

amended in Book 7516 Page 37; Book 8464 Page 463; Book 8622 Page 390; Book 8634 Page 224 and Book 8643 Page 675 Register's Office for Davidson County, Tennessee.

3. Charter of record in Book 8454 Page 246 Register's Office for Davidson County, Tennessee.

4. Subject to the Easement for Drainage, recorded in Book 7917, Page 722 Register's Office for Davidson County, Tennessee.

5. Subject to the Easement, stormwater drainage recorded as Instrument #20070702-0078297 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1713 Boxwood 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 4th day of October, 2019.

Matthew Barnett

Hilary Barnett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of October, 2019, before me personally appeared Matthew Barnett and Hilary Barnett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of October, 2019.

Notary Signature
My commission expires: 2/2/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Natalie Davenport**, a notary public for this county and state, **Christy Fielder** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 6/19/24

Notary Seal

