# WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

VIRGINIA ANDERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert D. Weikert | New Owner | 171080A14000 |
| (NAME) | (NAME) | Karen Johnson Davidson County<br>Batch# 317345 **DEEDWARR**<br>11/19/2019 10:36:43 AM 2 pgs<br>Fees: $13.00 Taxes: $1,609.50 |
| 313 Mayfield Station | | |
| (ADDRESS) | (ADDRESS) | 20191119-0119284 |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, I/we **Lynda L. Calendine and Chad Calendine and Cory Calendine**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert D. Weikert and Aven Brynn Weikert, husband and wife, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 140 on the Plan of Cottonport Plantation, Phase I of record in Plat Book 6900, Page (s) 529 and 530, 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 Lynda L. Calendine and Cory Calendine and Chad Calendine by Warranty Deed dated 07/29/2016 from Kyong Suk French, unmarried of record in Instrument 201608010079256, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat at Book 6900, Page 529, and Plat at Book 6900, Page 530; (2) Restrictions and Covenants for the Cottonport Plantation Subdivision of record in Book 7430, Page 784, as amended of record in Book 7565, Page 57; (3) Declaration of Covenants, Conditions and Restrictions for Cottonport Plantation of record in Book 7637, Page 925 as amended of record in Book 7824, Page 254, as amended of record in Book 8313, Page 932; (4) Stormwater Detention Agreement Easement of record in Book 7350, Page 137; (5) Charter of record in Book 7621, Page 600; (6) Deed of Conveyance of record in Book 8486, Page 332; (7) Deed of Conveyance of record in Book 8486, Page 336 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 313 Mayfield Station, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of November, 2019.

Lynda L. Calendine by Dayla Calendine, Attorney in Fact
Lynda L. Calendine by Dayla Calendine, Attorney
in Fact

Chad Calendine by Dayla Calendine, Attorney in Fact
Chad Calendine by Dayla Calendine, Attorney
in Fact

Cory Calendine, By: Jennifer Calendine, Attorney in Fact
Cory Layne Calendine by Jennifer Calendine, Attorney
in Fact

State of Tennessee
County of Williamson

On this 12th day of November, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Dayla Calendine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Lynda L. Calendine, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument Number 20191119-0119282, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 12th day of November, 2019.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Williamson

On this 12th day of November, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Dayla Calendine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Chad Calendine, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument Number 20191119-0119281, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 12th day of November, 2019.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Williamson

On this 12th day of November, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jennifer Calendine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she is the attorney-in-fact of Cory Calendine, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument Number 20191119-0119283, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 12th day of November, 2019.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1630 NW Broad St., Suite 100**
**Murfreesboro, TN 37129**