BOOK 10-A

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

CRT File No. 191224107

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $270,000.00

Affiant

Subscribed and sworn to before me, this 24th day of January, 2020.

Notary Public
My Commission Expires:

TONYA C. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

Karen Johnson Davidson County
Batch# 348499 DEEDWARR
01/27/2020 08:26:26 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20200127-0009139

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
George Phillip Lauderback, II and Tina Lynn Lauderback 2491 Taylor Rd Eagleville, TN 37060	New Owner	Tax Parcel ID No. 102-04-0-088.00

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, **William J. Weber and wife, Sheila M Weber, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife.**, ("Grantees"), its successors, 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. 736 on the Plan of Charlotte Park, Section Twelve of record in Plat Book 2900, Page (s) 127 and 128, 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 William J. Weber and wife, Sheila M. Weber by Warranty deed from Kenneth K. Cohen and wife, Linda R. Cohen of record in Instrument No. 20060405-0039258 Register's Office for Davidson County, Tennessee, dated March 30, 2006 and recorded on April 05, 2006.

The execution of this instrument is effected by the signature of Sheila M. Weber as Attorney-in-fact for William J. Weber, which Power of Attorney is recorded in Instrument Number 20200127.0009139 Register's Office for 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 2020, a lien no yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s)127 and 128, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3160, Page 586, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This is improved property located at 6521 Premier Drive Nashville TN 37209

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 24th day of January, 2020.

William J Weber by Sheila M. Weber attorney-in-fact
William J. Weber by Sheila M. Weber, attorney-in-fact

Sheila M. Weber
Sheila M Weber

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila M. Weber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for William J. Weber and that she is authorized by William J. Weber to execute this instrument on their behalf.

WITNESS my hand, at office, this 23rd day of January 2020.

ASHLEY K OU
Notary Public - State of New York
NO. 01OU6284113
Qualified in New York County
My Commission Expires Jun 17, 2021

Notary Public

My Commission Expires: 06/17/2021

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sheila M Weber, 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 23rd day of January 2020.

ASHLEY K OU
Notary Public - State of New York
NO. 01OU6284113
Qualified in New York County
My Commission Expires Jun 17, 2021

Notary Public

My Commission Expires: 06/17/2021