Karen Johnson Davidson County
Batch# 380799 DEEDWARR
04/02/2020 10:19:57 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20200402-0035366

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200325345**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2020. Notary Public My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tracy G Bannantine 504 Glen Echo Place Nashville TN 37215	F & M Bank 50 Franklin St Clarksville TN 37040	Tax Parcel ID No. 117 15 0X 015.00

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, **Joshua J Weber and Jennifer R Weber, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tracy G Bannantine**, ("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 15, as shown on the Plat of Barlow Glen, of record in Instrument No. 20140528-0045612, in the Register's Office of Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer R. Weber and Joshua J. Weber, wife and husband, by Warranty Deed from Trace Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20161220-0133676, in the Register's Office of Davidson County, Tennessee, dated December 16, 2016 and recorded on December 20, 2016.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARLOW GLEN, as recorded in Plat Instrument No. 20140528-0045612.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140521-0043884 and amended in Instrument Nos. 20150122-0006227, 20161230-0137528 and 20191004-0101973.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20130620-0063122.

This is improved property located at 504 Glen Echo Place Nashville TN 37215

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 31st day of March, 2020.

Joshua J Weber

Jennifer R Weber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua J Weber and Jennifer R 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 31st day of March, 2020.

Notary Public

My Commission Expires: _____

