Karen Johnson Davidson County
Batch# 546338 DEEDWARR
01/05/2021 10:15:54 AM 2 pgs
Fees: $13.00 Taxes: $399.60

20210105-0001366

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 11/28/2024

(AFFIX SEAL)

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Liles | New Owner | 121-00-0-056-00 |
| (NAME) | (NAME) | |
| 213 West Maplewood Lane, Suite 350 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**MILTON L. WEAVER, ADMINISTRATOR OF THE ESTATE OF DANNY NEAL WEAVER,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**DAVID LILES, A MARRIED MAN,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land situated in the Third Civil District of Davidson County, Tennessee, beginning at the center line of the Pleasant Hill Road, being also the southeast corner of the John William Shankle, et ux. land; thence with the center line of said road, South 4° 15' West, 137 feet to a point, the southeast corner of the within conveyed land, being also north of the Couchville Pike; thence North 89°45' West, 320 feet to a point, the southwest corner of this land; thence North 4°15' East, 137 feet to a point in the south line of the said Shankle land, the northwest corner of this land; thence with the south line of the said Shankle land, South 89°45' East, 320 feet to a center line of said Pleasant Hill Road, the northeast corner of this land, and the point of beginning.

Being the same property conveyed to Melton L. Weaver, of Estate of Danny Neal Weaver by Deed dated June 26, 2003 from Robert O. Walden and Marietta, husband and wife, recorded July 15, 2003, in Instrument Number 20030715-0098577, in the Official Records of Davidson County, Tennessee. The said Danny Weaver aka Danny Neal Weaver having since died. The subject real property has been made a part of the probate estate by Order of the Probate Court for Davidson County, Tennessee, Docket No. 20P972.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #17468

This Improved property is commonly known as: 1529 Pleasant Hill Road, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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

Witness my/our hand(s) this 16th day of December, 2020

Estate of Danny Neal Weaver

By: Melton L Weaver
Melton L. Weaver, Administrator and Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of December, 2020, before me personally appeared Melton L. Weaver of Estate of Danny Neal Weaver, 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 within instrument as the Administrator, and Individually, of the Estate of Danny Neal Weaver, with the authority to transfer and convey by himself as Administrator of the Estate of Danny Neal Weaver.

Witness my hand, at office, this 16th day of December, 2020.

Notary Signature
My commission expires: 11/14/21

