3

WARRANTY DEED

EFB&T-98-709

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10856 PG 690
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

TRACEY TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd/Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Edward A. Hewitt (NAME)	First Bank & Trust (NAME)	75-12-10
106 Belgium Court (ADDRESS)	P. O. Box 130 (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Mt. Juliet, Tennessee 37122 (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, Kathy Welch, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward A. Hewitt, A Single 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:

Being Lot No. 238 on the Plan of Resubdivision of Lots 229 through 239, of Highlands of Tulip Grove, Section 3, of record in Book 5210, Page 125, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Baudy Marshall Welch, Angela Welch and Kathy Welch by deed from Lloyd R. Billingsley of record in Deed Book 6653, page 255, Register's Office for said County. The same being further conveyed to Angela Welch and Kathy Welch by deed of record from Baudy Marshall Welch of record in Book 8940, Page 783, Register's Office for Davidson County, TN. The same being further conveyed to Kathy Welch by deed of record from Angela Welch of record in Book 10856, Page 689, Said Register's Office.

This conveyance is subject to Restrictions of record in Book 4849, Page 767, Book 5545, Page 321, Book 6017, Page 179, and in Book 5020, Page 58, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

For the purposes of this transaction Kathy A. Welch and Kathy Welch are one and the same person.

unimproved ( )
This is improved (X) property, known as 106 Belgium Court, Hermitage, Tennessee 37076
(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 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 hand this 26th day of February 19 98

Kathy A. Welch
Kathy Welch

BOOK 10856 PG 691

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Welch

the bargainor _____, 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. Witness my hand and official seal at Hermitage, Tennessee, this 26th day of February, 19 98.

Commission expires 3/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

1516 03/27 0101 03CHECK 388.25

04 17485

IDENTIF. & REFERENCE

98 MAR 27 AM 9:51

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10556 PG 692

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
102500.00
CON TX 379.25
PRFEE 1.00
REGBANK 8.00
TOTAL 388.25
CHECK 388.25
03/27/98 01 09:51 0001 1516

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAR 27 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04 17485
IDENTIF. ← REFERENCE

No. 1271798