WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/01 13:31 2pgs
Fees:13.00 Taxes:429.20

20011228-0143710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002. 9-9-03

(AFFIX SEAL)

NOTARY PUBLIC WILSON COUNTY, TENN. BEVERLY J. HEATHLY AT LARGE

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Welty	First Tennessee Home Loans Corporation d/b/a First Tennessee Home Loans	150-8-147
(NAME)	(NAME)	
1117 Burlingame Court	PO Box 146	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Memphis, TN 38101	
(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, Christopher P. Fox and wife, Hope L. Fox ,F/K/A Hope L. Samuolis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Welty and wife, Amy Welty, 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:

Land in Davidson County, Tennessee, being Lot No. 435 on the Plan of Phase I, Somerset of record in Plat Book 6900, Pages 690 and 691, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher P. Fox and wife, Hope L. Samuolis, by deed of record in Book 10799, Page 888, Register's Office for Davidson County, Tennessee. Hope L. Samuolis being the same as Hope L. Fox.

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

This instrument is executed on behalf of Christopher P. Fox and Hope L. Fox by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument # _____, in the Register's Office for Davidson County, Tennessee. #20011228-0143709

unimproved ☐
This is improved ☒ property, known as 1117 Burlingame Court, Antioch, TN 37013
(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/our hand(s) this 17th day of December, 2001.

Christopher P. Fox by Carolyn Adcock Attorney in Fact

Christopher P. Fox

Hope L. Fox by Carolyn Adcock Attorney in Fact

Hope L. Fox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of December, 2001, before me personally appeared Carolyn Adcock , the person who executed the foregoing instrument on behalf of Christopher P. Fox and Hope L. Fox and who acknowledged that she executed the same as the free act and deed of the said Christopher P. Fox, through Power of Attorney granted her by the said Christopher P. Fox and Hope L. Fox.

Witness my hand and official seal at Nashville, Tennessee this 17th day of December, 2001.

Commission expires: May 26, 2002

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.