~~AX0009~~ #8709
Box 13

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian W. Welch	Brian W. Welch	83-10-109
(NAME)		
990 Eli Rd	~~SAME~~	
(ADDRESS)		
Bon Aqua, TN 37025	New owner	
(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, Deer Park Circle, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian W. Welch, 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 the southerly 20 feet of Lot No. 88 and all of Lot No. 89 on the Map of McEwen Place of record in Plat Book 332, Page 133, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said part of said Lot No. 88 and said Lot No. 89 front together 50feet on the easterly side of Lakehurst Drive, formally North 18th Street, and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Brian W. Welch, by deed of record in Instrument No._____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deer Park Circle, LLC, by deed of record in Instrument No. 20020813-0097809, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 405 Lakehurst Drive, Nashville, TN 37206
(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 17th day of September, 2004.

Deer Park Circle, LLC

By: _____

Deer Park Circle, LLC

Davidson County DEEDWARR
Recvd: 09/24/04 11:37 2pgs
Fees:13.00 Taxes:180.56

20040924-0115485

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared **Robert Bond Miller**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the chief manager of the **Deer Park Circle, LLC,** a corporation, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as chief manager

Witness my hand and official seal at Nashville, Tennessee this 17th day of September, 2004.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires MAY 28, 2006