File No. 25)401678

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/05 14:53 2 pgs
Fees:13.00 Taxes:645.66
20050518-0056235

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,503.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah A. Henderson	Realty Mortgage Corp.	172-12-O-A-10
(NAME)	(NAME)	
6024 Bradford Hills Drive	215 Katherine Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Flowood, MS 39232	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, George R. Welzel, a widow, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah A. Henderson**, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 10 on the Plan of Bradford Hills, Section One, as of record in Plat Book 7900, Page 6; amended in Book 7900, Page 110 & 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George R. Welzel, and Wife, Barbara J. Welzel by deed from Claridge Builders, Inc. of record in Deed Book 8180, page 119, Register's Office for said County. The said Barbara J. Welzel has since deceased.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6024 Bradford Hills, Nashville, TN 37211
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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 13th day of May, 2005.

George R. Welzel

George R. Welzel

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named George R. Welzel, a widow, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Rutherford Co., Tennessee, this 05/13/05.

My Commission Expires: 02/20/06

Notary Public

JUDY REED
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE

File Number: 250401678

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075