WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Judith C. Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2005.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: November 24, 2007.
(AFFIX SEAL)

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/24/2007

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kermit J. Whitlow	Kermit J. Whitlow	41-07-6/25.00
(NAME)	(NAME)	
1230 Bell Grimes Lane	1230 Bell Grimes	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/11/05 12:23 2 pgs
Fees:13.00 Taxes:488.40

20050711-0079872

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, **William R. Welch and Thelma O. Welch**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kermit J. Whitlow and wife, Shirley Whitlow**, 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 tract 6 of the R. R. Mincy Land, being a resubdivision of part of Lot No. 3 of the K. J. Morris lands, of record in Book 57, page 49, Register's Office for said County, and described according to an unrecorded survey by Wm. Collier Parrish Associates, Civil Engineers, dated June 2, 1959, as follows:

Beginning at a point an iron stake in the northerly margin of Bell Grimes Lane at the southwest corner of the property conveyed to W. E. Batey and wife, by deed from Henry T. Beasley, Jr. and wife, of record in Book 2904, page 45, said Register's Office; thence with the margin of said lane north 86 deg. 04' west 65 feet to a point; thence in a northerlydirection 202.35 feet to a point, thence south 83 deg. 06' east 47.40 feet to an iron stake; thence south 1 deg. 18' east 202.67 feet to the beginning.

Being the same property conveyed to William R. Welch and wife, Thelma O. Welch by deed from John T. Vardell and wife, Delores A. Vardell, dated July 14, 1967 and filed for record in Book 4153, page 392, Register's Office for Davidson County, Tennessee.

2005 County Taxes have been prorated and assumed by the Grantee.

Subject to any and all matters as shown on the Plan of record in Book 57, page 49, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easement and restrictions of record in theRegister's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1230 Bell Grimes, Nashville, TN 37207

(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 our hands this 1st day of July, 2005.

William Royston Welch by Brenda O. Petty, his attorney in fact
William R. Welch

Thelma O Welch
Thelma O Welch

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 William R. Welch and Thelma O. Welch the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 2005.

Commission expires: November 24, 2007



Tabatha Edwards
Tabatha Edwards Notary Public