WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

Tracy Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-23-08

(AFFIX SEAL)

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Sanders	Tracy Sanders	69-16-27
(NAME)	(NAME)	
2005 Manchester Avenue	2005 Manchester Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/30/05 12:30 2 pgs
Fees:13.00 Taxes:279.35

20050830-0103738

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Addie Louise Forte Welfel,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Tracy Sanders,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2005 Manchester Ave., Nashville, TN 37218

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of August, 2005.

Addie Louise Forte Welfel
Addie Louise Forte Welfel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Addie Louise Forte Welfel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Addie Louise Forte Welfel executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Springfield~~ Madison, Tennessee this 23rd day of August, 2005.

Commission expires:

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

File No.: 1015342

EXHIBIT A

Land in Davidson County, Tennessee, being lot or parcel of land in the 13th, formerly the 23rd, Civil District of said County lying in the Villages of Bordeaux, described according to a survey made by George W. Watkins, Surveyor, October 17, 1960, as follows:

Beginning on the westerly margin of Manchester Avenue at the northeast corner of the property conveyed to the Trustees of Bordeaux Methodist Church, by deed from Ada. F. Bottero, of record in Book 1492, page 113, Register's Office for said County; thence wit the northerly line of said Church property north 55° 19' west 207.6 feet to an iron pin; thence north 37° 20' east 30 feet to an iron pin; thence south 55° 15' east 205.8 feet to an iron pin in the westerly margin of Manchester Avenue; thence with said Avenue southwardly 50 feet to the beginning.

BEING all of the same property conveyed to Mildred Forte by Warranty Deed from Anna Mary Meadors, single, dated October 20, 1985 of record in Book 6688, Page 740, Register's Office for Davidson County, Tennessee. Mildred Forte, a/k/a Mildred Forte, having deceased December 12, 1996. Said real estate was devised by Mildred C. Forte by her will probated and recorded at Docket No. 97P306 of record in the Probate Court for Davidson County, Tennessee at Nashville to Addie Louise Forte Welfel.

ALFW