WARRANTY DEED



FILE BOX 19B
05-10-007-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of October, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RAYMOND EDWARD TARKINGTON, JR., MARRIED	"NEW OWNER"	147-06
(NAME) 6311 Hillsboro Pike	(NAME)	215.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BUD L. WELCH, A WIDOWER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RAYMOND EDWARD TARKINGTON, JR., MARRIED**, hereinafter called the Grantee(s), 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.270 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, Page 16, Register's Office for Davidson County, Tennessee as follows:

BEGINNING at a point in the southerly margin of Suter Drive, said point being a common corner of Lots Nos. 269 and 270; thence southerly with dividing line between Lots Nos. 269 and 270, 153 feet to a concrete monument; thence with the dividing line between Lots Nos. 270 and 271 westerly 81.07 feet to a point in the easterly margin of Suter Court culdesac; thence northwardly with margin of said culdesad; 54.74 feet to a concrete monument; thence continuing northwardly with said culdesac, 36.14 feet to a concrete monument; thence continuing with said margin northerly 61.86 feet to a concrete monument; thence to the right around a curve, 39.27 feet to a concrete monument in the southerly margin of Suter Drive; thence with said margin of said Drive, easterly 45.74 feet to a concrete monument; thence continuing easterly with said margin of Suter Drive, 59.78 feet to the point of beginning.

BEING the same property conveyed to FLORA E. BLANKE, by Deed from JANET L. REIPRISH, TRUSTEE, of record in Book 8815, Page 91, said Register's Office. Subsequently FLORA E. BLANKE having conveyed her interest to FLORA E. WELCH by deed of record in Book 9446, Page 306, said Register's Office then FLORA E. WELCH having conveyed her interest to BUD L. WELCH AND WIFE, FLORA E. WELCH to create a tenancy by the entireties by deed of record in Book 11397, Page 257, said Register's Office. Flora E. Welch having died 9/1/05 and Bud L. Welch being vested with title by operation of law.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 5014 Suter Drive, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 10/14/05 15:52 2 pgs
Fees:13.00 Taxes:486.55
20051014-0124430

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 14th day of October, 2005.

Bud L Welch

BUD L. 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 **BUD L. WELCH, A WIDOWER**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of October, 2005.

My Commission Expires: 03/31/07

Notary Public

