Record 2nd.

File No. 251001903

WARRANTY DEED

MELISSA R. ATKIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 8/16/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 11/28/05 09:29 2 pg
Fees:13.00 Taxes:721.50
20051128-0142442

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Dixon	Patrick Dixon	183-05-0A-068.00
(NAME)	(NAME)	
905 Colo Cove	905 Colo Cove	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, WE, **Raleigh A. Welch, unmarried and Lyle T. Welch and wife, Norma J. Welch**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Dixon and LaTonya Dixon, husband and wife, joint tenants**, 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 all of Lot No. 416, on the Plan of Phase One, Section Three, October Woods, as shown by plat appearing of record in Plat Book 9700, Pages 229 and 230, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Raleigh A. Welch and Lyle T. Welch and wife, Norma J. Welch by Warranty Deed dated May 29, 1998 of record in Book 10953, Page 958 and by Quitclaim Deed dated September 13, 1999 of record in Book 11663, Page 220 and by Quitclaim Deed dated September 13, 1999 of record in Book 11663, Page 222, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions of record in Book 9840, Page 276 and Book 10181, Page 986; By-Laws of record in Book 9840, Page 267; Charter for Homeowners' Association of record in Book 9840, Page 259; Quitclaim to Homeowners' Association for common area of record in Instrument No. 20000425-0041127; Storm water Detention Agreement of record in Book 10010, Page 50; Subject to Boundary Plat of record in Book 7900, Page 909; Easement for Community Telephone Cabinet of record in Book 10766, Page 666; all matters shown on the plan of record in Plat Book 9700, Pages 229 and 230; all in the Register's Office for Davidson County, Tennessee.

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 905 Colo Cove, Antioch, TN 37013
(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), Their 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), 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 hand(s) this 3rd day of November, 2005.

Raleigh A. Welch

Lyle T. Welch by Raleigh A. Welch Attorney-in-fact.
Lyle T. Welch
BY: Raleigh A. Welch, Attorney-in-fact

Norma J. Welch by Raleigh A. Welch Attorney-in-fact.
Norma J. Welch
BY: Raleigh A. Welch, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 3rd day of November, 2005, before me personally appeared Raleigh A. Welch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Lyle T. Welch and Norma J. Welch, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in ~~Instrument~~ Book No. 1663, Page 222, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 3rd day of November, 2005.

Commission expires: 6/22/08

Carol M. Holmes
Notary Public

CAROL M. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 251001903

RETURN TO:
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

Return to:
Dewrell Sacks, LLP
5 Concourse Parkway
Suite 3100
Atlanta, Georgia 30328