File No. 260602035

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/20/06 10:21 2 pgs
Fees:13.00 Taxes:825.10
20060720-0087541

WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antoinette Regnier Welch	Antoinette Regnier Welch	Map 040-00-0 Parcel 167.00
(NAME) 3857 Knight Drive	(NAME) 3857 Knight Drive	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Roy L. Davis and wife, Glenda Davis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antoinette Regnier Welch and husband Jason Michael Welch,** 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:

Land in Davidson County, Tennessee, and being all of the property of the Johnson's One-Lot Subdivision, Knight Road, on the Plat of record in Book 6200, Page 872, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roy L. Davis and wife Glenda Davis by Warranty Deed dated July 23, 1989 of record in Book 7882, Page 964, Register's Office for Davidson County, Tennessee.

This Property is subject to: 2006 property taxes, and every year thereafter; Restrictive Covenants as set out in Deed of Record in Book 2096, page 174, said Register's Office; Ingress/Egress Easement reserved in Book 7882, page 964, said Register's Office; Waterline Easement of Record in Book 8131, page 488, said Register's Office; Subject to any and all matters shown on plat of record in Book 6200, Page 872; 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 3857 Knight Drive, Whites Creek, TN 37189
(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 my/our hands this 18th day of July, 2006.

Roy L Davis

Glenda Davis

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Roy L. Davis and Glenda Davis, 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 at office this 18th day of July, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)



File Number: 260602035

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122