Davidson County DEEDWARR
Recvd: 07/20/06 10:59 2 pgs
Fees:13.00 Taxes:468.05

20060720-0087597

WARRANTY DEED

ET-06-0416

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF July, 2006.

Notary Public

6-30-10
MY COMMISSION EXPIRES:
(AFFIX SEAL)

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Tony Vanwinkle	SunTrust Mortgage, Inc.	
1722 Campbell Road (ADDRESS)	(NAME) 201 4th Avenue North, 6th Floor (ADDRESS)	24-180.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, ~~WE/~~JASON WELCH I, ~~AND/WIFE/~~ ANTOINETTE WELCH,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONY VANWINKLE AND WIFE, NANCY E. VANWINKLE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

a married woman, formerly known as Antoinette Regnier,

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF CAMPBELL ROAD WITH THE EASTERLY BOUNDARY LINE OF PROPERTY OWNED BY LESLIE B. KIBER, ET UX, OF RECORD IN DEED BOOK 5448, PAGE 119, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID INTERSECTION BEING EASTERLY APPROXIMATELY 0.3 MILE FROM BRICK CHURCH PIKE, AND BEING THE SOUTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT; THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID EASTERLY BOUNDARY LINE AS FOLLOWS:NORTH 8 DEGREES 12 MINUTES 32 SECONDS EAST 381.28 FEET, NORTH 9 DEGREES 22 MINUTES 52 SECONDS WEST 148.80 FEET, NORTH 84 DEGREES 52 MINUTES 13 SECONDS EAST 307.45 FEET, NORTH 71 DEGREES 22 MINUTES 59 SECONDS EAST 210.45 FEET; THENCE, SEVERING THE PROPERTY OF DONNA ALLYSON SHELL AND JOSEPH DUKE SUTHERLAND, TRUSTEES, OF RECORD IN DEED BOOK 6012, PAGE 886, IN SAID REGISTER'S OFFICE, AS FOLLOWS:SOUTH 5 DEGREES 51 MINUTES 05 SECONDS EAST 517.20 FEET, NORTH 77 DEGREES 39 MINUTES 00 SECOND
S WEST 489.80 FEET, SOUTH 00 DEGREES 05 MINUTES 24 SECONDS WEST 243.40 FEET TO A POINT INTERCEPTING A CURVE IN SAID RIGHT-OF-WAY CONCAVE TO THE NORTH AND HAVING A RADIUS OF 651.80 FEET; THENCE WITH SAID CURVE AND RIGHT-OF-WAY, WESTERLY AN ARC DISTANCE OF 115.10 FEET THROUGH A CENTRAL ANGLE OF 10 DEGREES 07 MINUTES 05 SECONDS TO THE BEGINNING CONTAINING 5.20 ACRES.

BEING THE SAME PROPERTY CONVEYED TO ANTOINETTE REGNIER BY SPECIAL WARRANTY DEED FROM MANUFACTURERS AND TRADERS TRUST COMPANY, RECORDED ON THE 22ND DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030422-0052862, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JASON WELCH, SPOUSE OF ANTOINETTE WELCH, FKA ANTOINETTE REGNIER, JOINS IN THIS CONVEYANCE TO RELINQUISH ANY RIGHTS HE MAY HAVE IN AND TO SAID PROPERTY.

Subject to any and all existing easements and restrictions of record if any.

unimproved ( )
This is improved (X) property, known as 1722 Campbell Road, Goodlettsville, Tennessee 37072
(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 my/our hand(s) this 17th day of July, 2006.

Jason Welch

Antoinette Welch FKA Antoinette Regnier

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

On this the 17th day of July, 2006, before me personally appeared Jason Welch and wife, Antoinette Welch to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of July, 2006.

Dustin C. Dunn

Notary Public

My Commission Expires:
6-30-10

(SEAL)

DUSTIN C. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520