File No. 270100547

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/07 10:57 2 pgs
Fees:13.00 Taxes:728.53
20070202-0013904

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: . 9-19-09
(AFFIX SEAL)

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alisa G. Welch	AmSouth Bank	Map 08507012800
(NAME)	(NAME)	
3127 Jenry Drive	P.O. Box 847	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35201	
(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, I, Gayle M. Acuff, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alisa G. Welch, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 256 on the Plan of Stanford Country Club Estates, Section 4, as of record in Plat Book 2900, Pages 83 and 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 256 fronts 112 feet on the southeasterly side of Jenry Drive, and runs back 176.5 feet on the northeasterly line and 169.2 feet on the southwesterly line, to a dead line, which is a broken line, on which it measures 122.8 feet.

Being the same property conveyed to John C. Acuff and wife, Gayle M. Acuff by Quitclaim deed from John C. Acuff, surviving widower of Geneva L. Acuff, deceased of record in Instrument number 20001026-0106079 and filed for record on October 26, 2000, and further conveyed to Gayle M. Acuff the 100% interest in said real estates by virtue of being the surviving tenant by the entirety by Affidavit of Inheritance of record in Instrument number 20050510-0052711 and filed for record on May 10, 2005, Register's Office for said County.

Restrictive Covenants of record in Deed Book 3066, Page 219, Register's Office of said County.

Subject to all matters as set forth per Plat Book 2900, Pages 83 and 84, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 3127 Jenry Drive, Nashville, TN 37214
(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), HER 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), HER 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 31st day of January, 2007.

Gayle M. Acuff

Gayle M. Acuff

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 Gayle M. Acuff, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 1/31/2007.

My Commission Expires: 11-28-09

Tracey Trumphour

Notary Public

File Number: 270100547

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY