07

REALTY TITLE
Bk 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/07 16:06 2 pgs
Fees:13.00 Taxes:551.30
20070524-0062288

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry McCoy Jr.	1st Trust Bank for Savings	182060A09700CO
(NAME)	(NAME)	
7168 Legacy Drive	6525 Quail Hollow Ste. 300	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Debbie Welch and husand, John Welch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry McCoy Jr., unmarried, 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, being Lot No. 97 on the Plan of Section One, Old Hickory Hills, as of record in Instrument No. 20011023-0115382, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Debbie Welch and husband, John Welch, by deed of record in Instrument No. 20020508-0057018, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Debbie Welch and John Welch by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * _____, in the Register's Office for Davidson County, Tennessee.

* 20070524-0062287

unimproved ☐

This is improved ☒ property, known as 7168 Legacy Drive, 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 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 our hands this 11th day of May, 2007.

Debbie Welch by Carolyn Adcock her attorney in fact

Debbie Welch by Carolyn Adcock, her attorney in fact

John Welch by Carolyn Adcock his attorney in fact

John Welch , by Carolyn Adcock, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 11th day of May, 2007, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Debbie Welch and John Welch and who acknowledged that she executed the same as the free act and deed of the said Debbie Welch and John Welch, through Power of Attorney granted she by the said Debbie Welch and John Welch.

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 2007.

Commission expires:

LaTrece McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

Notary Public

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067