**Return to: Box 10-B
Cohen & Cohen

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/08 14:24 2 pgs
Fees:13.00 Taxes:1013.80

20080331-0032093

State of Tennessee)
County of Davidson)

08-03-008

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of March, 2008

Notary Public

My Commission Expires: 8-23-2011

TIMMY A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
GEORGE N. WELCH and CHRISTY R. WELCH	SunTrust Mortage Inc.	141-15-D
(NAME) 7808 River Fork Drive	(NAME) 401 Commerce Street, Suite 6100	235.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **THOMAS K. BYRD and Wife, JANET V. BYRD**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GEORGE N. WELCH and Wife, CHRISTY R. WELCH**, hereinafter called the Grantee(s), their 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. 235, on the Plan of Phase III-A, "Sheffield" on the Harpeth, a Planned Unit Development, of record in Book 7900, Page 332, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Thomas K. Byrd and wife, Janet V. Byrd, by Deed from Primacy Closing Corporation, a corporation under the laws of Nevada, of record in Instrument No. 20061027-0133389, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 7808 River Fork Drive, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hand, this 28th day of March, 2008.

Thomas K. Byrd
THOMAS K. BYRD

Janet V. Byrd
JANET V. BYRD

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **THOMAS K. BYRD and JANET V. BYRD**, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 28th day of March, 2008.

My Commission Expires: 01/03/11

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON