BILL GARRETT, Davidson County
Trans:T20090022601 DEEDWARR
Recvd: 04/06/09 10:04 2 pgs
Fees:13.00 Taxes:873.20

20090406-0031047

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $236,000.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2009.

Notary Public
My Commission Expires: 01/09/12

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOX 50-B
PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO: 09-0076

Address of New Owner:	Send Tax Bills to:	Tax Information:
Julie M. Welsh & Robert E. Welsh	Suntrust Mtg, Inc	142-13-B
1100 Harpeth Mill Court	P.O. Box 79041	175.00CO
Nashville, TN 37221	Baltimore, MD 21279-0041	

WARRANTY DEED

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 **Wayne C. Williams and wife, Penny S. Williams**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert E. Welsh and wife, Julie M. Welsh**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61, on the Plan of First Revision, Riverside, Phase 5-A, of record in Plat Instrument Number 20021107-137078, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wayne C. Williams and wife, Penny S. Williams by deed from NVR, Inc., a Virginia Corporation, Trading as FoxRidge Homes, dated January 23, 2003, recorded on January 29, 2003, of record in Instrument No. 20030129-0012480, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **1100 Harpeth Mill Court, Nashville, TN 37221.**

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 31st day of March, 2009.

Wayne C. Williams
Wayne C. Williams

Penny S. Williams
Penny S. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Wayne C. Williams and wife, Penny S. Williams**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of March, 2009.

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01/09/12

LEE E. CRANFORD
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE