WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/10 14:52 3 pgs
Fees:18.00 Taxes:259.00
20100317-0020158

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Mark Godwin	Franklin Synergy Bank	119-14A-128
(NAME)	(NAME)	
2929 Selena Dr., Unit J-128	3301 Aspen Grove Drive, Suite 106	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, I/WE, Frederick B. Welter Jr., Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Godwin, a single man, 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 Unit No. 128 on The Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of The Master Deed, as amended establishing Kingswood Condominium, of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frederick B. Welter Jr., by Quitclaim Deed dated December 29, 1992 from Metropolitan Savings and Loan of record in Book 8859, Page 971, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Frederick B. Welter, Jr. by John Robinson as his Attorney-in-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100317-0020157, in The Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2929 Selena Dr., Unit J-128, Nashville, TN 37211

(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 my hand this 11 day of March, 2010.

Frederick B. Welter, Jr. by John Robinson, Attorney-in-Fact
Frederick B. Welter Jr.
By John Robinson , Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 11 of March, 2010 before me personally John Robinson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and the person who executed the foregoing instrument on behalf of Frederick B. Welter, Jr., and acknowledged that he executed the same as the free act and deed of the said Frederick B. Welter, Jr., through Power of Attorney granted John Robinson by the said Frederick B. Welter, Jr..

Witness my hand and official seal at Franklin, Tennessee this 11 day of March, 2010.

Commission expires: 5/6/13



Notary Public

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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