Davidson County DEEDWARR
Recvd: 06/29/10 12:59 3 pgs
Fees:18.00 Taxes:577.20
20100629-0050738

WARRANTY DEED

R-VRES-10-1122

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

ELAINE PHELPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Josiah R. Corbin	REGIONS BANK DBA REGIONS MORTGAGE	
1122 North 7th Street	(NAME) 2050 PARKWAY OFFICE CIRCLE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	BIRMINGHAM, AL 35244	82-4-40.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN WELCH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSIAH R. CORBIN, UNMARRIED, AND KALLE A. YOUNG, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 205 AND THE NORTHERLY 13 FEET OF LOT NO. 206 ON THE PLAN OF OAKWOOD PARK, OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 205 AND PART OF LOT NO. 206 FRONT TOGETHER 44 FEET ON THE WESTERLY SIDE OF NORTH 7TH STREET AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

ERIN WELCH JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRIAN WELCH, MARRIED BY WARRANTY DEED FROM BRICE E. COLEMAN AND TESA K. COLEMAN, HUSBAND AND WIFE, RECORDED ON THE 16TH DAY OF NOVEMBER, 2009 IN INSTRUMENT NO. 20091116-0105567, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPRTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 12; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1122 North 7th Street, Nashville, Tennessee 37207
(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), their 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), 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/our hand(s) this 28th day of June, 2010.

Brian Welch

Erin Welch by Brian Welch as Attorney in Fact

Pursuant to Specific Power of Attorney recorded in

Instrument No. 20100629-0050737, R.O.D.C., TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of June, 2010, before me personally appeared Brian Welch to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Erin Welch and who acknowledged he/she/they executed the same as the free act and deed of the said Erin Welch.

Witness my hand and official seal, this the 28th day of June, 2010.

Notary Public

My Commission Expires: 7-2-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of June, 2010, before me personally appeared Brian Welch to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of June, 2010.

Notary Public

My Commission Expires: 7-2-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

