PREPARED BY (~~AND RETURN TO~~):

BILL GARRETT, Davidson County
Trans:T20110073927 DEEDWARR
Recvd: 11/22/11 11:21 2 pgs
Fees:13.00 Taxes:1387.50
20111122-0091419

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51049
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patricia Mathews 5 Foxhall Close Nashville, Tennessee 37215	NEW OWNER

TAX MAP-PARCEL NUMBERS: 117090A00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **S. Hugh Welch and spouse, Gayle T. Welch**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia Mathews** + A married person hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Foxhall Close, a Planned Residential Development, of record in Book 4860, page 46, amended in Book 5005, page 136, Register' Office for said County.

Said Lot No. 5 fronts 72.50 feet on the northerly margin of Foxhall Close and extends back between parallel lines 120 feet to a dead line.

Being the same property conveyed to S. Hugh Welch and spouse, Gayle T. Welch, by Warranty Deed from Charlotte H. Dougherty and spouse, Edward M. Dougherty, dated February 26, 1993 and recorded on March 1, 1993, of record in Book 8875, page 185, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, Page 46, amended in Book 5005, page 136, and Book 5380, page 122, said Register's Office, which Plan shows a 20 foot minimum building setback line from Foxhall Close, a 40 foot minimum building setback line from the rear line, a 10 foot easement for landscaping purposes along the rear line, a 10 foot gas easement along the front line of said lot, and a security fence located across the rear of said lot. Said Plan also shows ten feet from the rear line of said lot, and also the southeast front corner of said lot, falls within the U.S. Geological Survey Flood line for Sugartree Creek,, The Declaration of Covenants, Conditions and Restrictions of record in Book 4954, page 586, amended in Book 5792, page 781, Book 5832, page 378, and Book 5875, page 873, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5 Foxhall Close, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of November, 2011.

S. Hugh Welch

Gayle T. Welch

State of TENNESSEE
County of DAVIDSON

On this 18th day of November, 2011 , before me the undersigned authority, personally appeared S. Hugh Welch and Gayle T. Welch , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Sworn and subscribed before me this the 18th day of November, 2011

Notary Public

My Commission Expires: 3-17-14

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067