WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120074198 DEEDWARR
Recvd: 10/02/12 08:57 2 pgs
Fees:13.00 Taxes:407.00
20121002-0089491

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Venieca Welch 9-28-12
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-31-16

(AFFIX SEAL)

DANIELLE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Venieca Welch	Top Flite Financial, Inc.	13306013500
(NAME)	(NAME)	
4634 B. Trousdale Dr.	123 E. Grand River Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Williamston, MI 48895	
(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, WE, John David Cromartie Jr. and Helen Bibb Cromartie, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Venieca Welch, 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:

BEING Lot No. 10, on the Plan of Patterson Gardens, Section 2, of record in Book 2330, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to John David Cromartie, Jr. and wife, Helen Bibb Cromartie by deed from Clifford Biggs and wife, Linda J. Biggs of record in Instrument Number 200006210061533, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2445, Page 573, said Register's Office.

Subject to all matters on plan of record in Book 2330, Page 42, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3512 Hewlett Drive, 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 our hands this 28th day of September, 2012.

John David Cromartie Jr.

Helen Bibb Cromartie

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 28th day of September, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John David Cromartie Jr. and Helen Bibb Cromartie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:
5-3-16

Notary Public,