Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20130071156 DEEDWARR
Recvd: 08/19/13 10:18 2 pgs
Fees:13.00 Taxes:1017.50
20130819-0086780

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **12th** day of **August, 2013**

Notary Public

MY COMMISSION EXPIRES: 9-23-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 204 Antebellum Lane, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen C. Doolittle and Valdeen B. D. Doolittle	Cornerstone Home Lending	172/02/039.00
(NAME) 6000 Woodland Hills Dr.	(NAME) 1177 W. Loop South, Ste. 200	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Houston, TX 22027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Betty A. Welch, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Allen C. Doolittle and Valdeen B. D. Doolittle, husband and wife**, 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 Lot No. 50 on the Plan of Section One, Myrtlewood Estates, of record in Book 5200, page 361, Register's Office for said County, to which plan reference is hereby made for a more accurate and legal description.

BEING the same property conveyed to James H. Welch and Betty A. Welch, husband and wife, by deed from Paul J. Singelyn and Nancy G. Singelyn, husband and wife, dated April 13, 1988, re-recorded in Book 7521, page 575, Register's Office for Davidson County, Tennessee. The said James H. Welch having since died, the property is now vested in Betty A. Welch as the surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6000 Woodland Hills Dr., Nashville, TN 37211

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, has 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 **12th** day of **August, 2013**

Betty A. Welch

Betty A. Welch

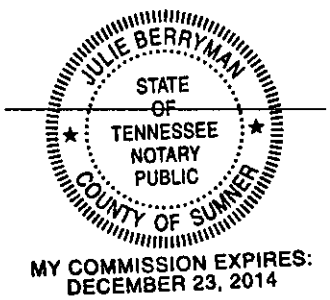
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Betty A. Welch**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **August, 2013**

Julie Berryman

Notary Public

My commission expires: 

MY COMMISSION EXPIRES:
DECEMBER 23, 2014