BILL GARRETT, Davidson County
Trans:T20140006566 DEEDWARR
Recvd: 01/29/14 09:31 2 pgs
Fees:13.00 Taxes:703.00
20140129-0007939

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is 190,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2014.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HELMUT WELKE **DOROTHEA WELKE**	**New Owner**	**142080B08200CO**
801 RUNNING DEER	**Same**	
NASHVILLE, TN 37221		

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 ACKNOWLEDGE, WE,

STEVEN C HORNSBY, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HELMUT WELKE and DOROTHEA WELKE, 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, TN, being part of Coronada, a Condominium, as shown on the Plat of record in Book 5200, Page 217, said Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Unit No. 82 on said Plan, being located at 801 Running Deer, as established by and described in the Master Deed, as amended, establishing a Horizontal Property Regime of Coronada, a Condominium, Phase IV.

BEING THE SAME PROPERTY CONVEYED TO STEVEN C. HORNSBY BY QUITCLAIM DEED FROM CATHY HORNSBY DATED 05/11/07 AND RECORDED ON 05/15/09 IN INSTRUMENT NO 20090515-0044925, SAID REGISTER'S OFFICE FOR SAID COUNTY. LAURA MARIE HORNSBY HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 801 RUNNING DEER, NASHVILLE, TN 37221.

SLH

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 in 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/our hand(s) this 23rd day of January, 2014.

Steven C. Hornsby
STEVEN C HORNSBY

Laura Marie Hornsby
LAURA MARIE HORNSBY

STATE OF Tennessee
COUNTY OF Hardeman

Personally appeared before me, a Notary Public of said County and State, STEVEN C HORNSBY AND LAURA MARIE HORNSBY, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2014.

Wanda Overton
Notary Public

My Commission Expires: 8-2-14

WANDA OVERTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HARDEMAN
MY COMM. EXP. AUG. 02, 2014