BILL GARRETT, Davidson County
Trans:T20140027571 DEEDWARR
Recvd: 04/23/14 09:14 2 pgs
Fees:13.00 Taxes:3261.55
20140423-0034010

WARRANTY DEED

BOX 50-B RETURN TO: ESCROW CORP.
PREPARED BY: BANKERS [illegible] AVE. [illegible]7203

JAMES A. WEATHER DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ [redacted] # 281,500 W

Nancy Enoch
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF APRIL, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-9-16

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6771C WELHOELTER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Cristina Wieck Welhoelter	~~same~~ Wells FARGO	11704022400
2802 Hawthorne Place	P.O. Box 660278	
Nashville, TN 37212	DALLAS, TX 75266	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES MICHAEL BLANKINSHIP AND WIFE HEATHER MARIE BLANKINSHIP

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

CRISTINA WIECK WELHOELTER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2802 Hawthorne Place, Nashville, TN 37212

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/or 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/or 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 hand on the 18th day of April, 2014.

James Michael Blankinship

Heather Marie Blankinship

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMES MICHAEL BLANKINSHIP AND HEATHER MARIE BLANKINSHIP, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of April, 2014.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

14-6771C WELHOELTER

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Lot No. 2 of Lot D on the map of Belmont Terrace, Annex 3 of record in Book 1130, Page 24, Register's Office for Davidson County, Tennessee

Said Lot #2 fronts 65 feet on the Easterly side of Hawthorne Place and runs back between parallel lines 160 feet to an alley

Being the same property conveyed to Mrs. Willie Mae McCrary, by Warranty Deed from James W. Sanders and wife, Betty R. Sanders, dated 8/4/1965, recorded 8/10/1965, of record in Book 3919, Page 742, in the Register's Office for Davidson County, Tennessee. The said Willie Mae McCrary having since died on August 8, 1986, the property passed to William Neely McCrary as the sole surviving heir to Willie Mae McCrary. The said William Neely McCrary having since died intestate on July 19, 2012, the property passed to his surviving heirs at law. Pursuant to a certain Order of record in Instrument No. 20130613-0060684, in the Register's Office for Davidson County, Tennessee, Becky H. Eckert, Administratrix of the Estate of William N. McCrary, was given the full power and authority to sign on behalf of the Estate in this conveyance.

Being the same property conveyed to James Michael Blankinship and wife, Heather Marie Blankinship by Warranty Deed from Betty H. Eckert, Administratrix of the Estate of William N. McCrary, recorded on the 19th day of June, 2013 in Instrument No. 20130619-0062829, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE, ANNEX 3, as recorded in Plat Book 1130, Page(s) 24, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).