WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/14 11:55 3 pgs
Fees:18.00 Taxes:185.00
20140509-0039844

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 2014

Notary Public

MY COMMISSION EXPIRES: 7-5-16.

(AFFIX SEAL)

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MST 2014-0390

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashonti T. Davis	Same as New Owner	071-07-210.00
(NAME)	(NAME)	
321 Edwin Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027		
(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, **Mazelle Welch, an unmarried woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashonti T. Davis,** 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 the easterly 50 feet of Lot No. 21 on the Map of Trinity Heights, of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee. Said part of Lot No. 21 fronts 50 feet on the northerly side of Edwin Avenue and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to Robert Hayes Welch and wife, Mazelle Welch by Deed from T. W. Street and wife, Beulah May Street, of record in Book 2041, Page 96, Register's Office for Davidson County, Tennessee, dated March 28, 1952 and recorded on March 31, 1952. (Value or consideration shown in aforementioned Deed $3,750.00)

The said Robert Hayes Welch having since died leaving Mazelle Welch as surviving tenant by the entirety.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.. Taxes for the year 2014 a lien, not yet due and payable. Subject to all matters shown on the Map of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee.

This property, known as 321 Edwin St., Nashville, TN 37027
(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 my/our hand(s) this 9th DAY OF May, 2014.

Mazelle Welch

Mazelle Welch

STATE OF Tennessee

COUNTY OF Williamson

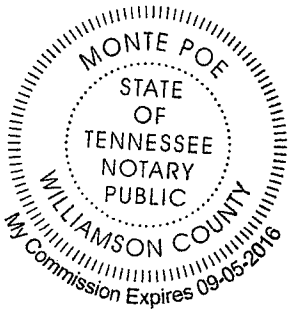
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mazelle Welch, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of May, 2014.

Notary Public

My Commission Expires: 9/5/16

(SEAL)



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

