BILL GARRETT, Davidson County
Trans:T20140035126 DEEDWARR
Recvd: 05/20/14 13:40 2 pgs
Fees:13.00 Taxes:740.00

20140520-0043363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Kyla Wolfe
Affiant

Subscribed and sworn to before me, this 8th day of May, 2014.

Notary Public

My commission expires: 04.02.2017

SAMANTHA J. CHAMBLEE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARK ANTHONY DORNBUSCH **ASHLEY M. DORNBUSCH**	Platinum Mortgage Inc.	**108120B14500CO**
209 WHEATON CT	103 Spenryn Dr,	
NASHVILLE, TN 37214	Madison, AL 35758	

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,

LEVI M. WELCH, III, MARRIED

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

MARK A DORNBUSCH, JR. AND WIFE, ASHLEY M. DORNBUSCH

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. 82, on the plan of Harborview, Phase 1-A, Section 5, of record in Plat Book 7900, Page 485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO LEVI M. WELCH, III AND WIFE, VIVIAN W. WELCH, BY WARRANTY DEED FROM FRANK BATSON HOMES, INC., DATED 11/30/1993 AND RECORDED ON 12/07/1993 IN BOOK 9178, PAGE 918, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $139,490.00. VIVIAN W. WELCH HAS SINCE PASSED AWAY OF MARCH 13, 2009. LEVI M. WELCH, III HAS SINCE REMARRED TO LINDA C. WELCH. LINDA C. WELCH JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE PROPERTY.

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 209 WHEATON CT, NASHVILLE, TN 37214.

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.

#20140520-0043362

For Further reference see Power of Attorney recorded in Book _____ Page _____ in the Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this 8th day of May, 2014.

Levi M Welch III

LEVI M. WELCH, III

Linda Welch by Levi M Welch III Attorney in Fact

LINDA C. WELCH BY LEVI M. WELCH, III AS ATTORNEY IN FACT

STATE OF Louisiana

COUNTY OF Ouachita

Personally appeared before me, a Notary Public of said County and State, LEVI M. WELCH, III, 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 8th day of May, 2014.

Michelle Lyn Rivers

Notary Public

My Commission Expires: At death

MICHELLE LYN RIVERS
Notary Public - Louisiana
Ouachita Parish
Notary ID 4642

STATE OF Louisiana

COUNTY OF Ouachita

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LEVI M. WELCH, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of LINDA C. WELCH, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

Witness my hand and official seal at office, this 8th day of May 2014

Michelle Lyn Rivers

Notary Public

My Commission Expires: at death

MICHELLE LYN RIVERS
Notary Public - Louisiana
Ouachita Parish
Notary ID 4642