WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065166 DEEDWARR
Recvd: 09/03/14 09:20 2 pgs
Fees:13.00 Taxes:16.65
20140903-0080199

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,500.00

Jay T. Faulkner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST 2014

Paula M. Van Cuyk
Notary Public

MY COMMISSION EXPIRES: June 12, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 225 A Dunbar Cave Road Clarksville, Tennessee 37043

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay T Faulkner	Jay T Faulkner	portion of 104-01-0-456.00
(NAME)	(NAME)	
203 36th Ave. S	203 36th Ave. S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **Randall Welch and wife, Gladys C Welch**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jay T Faulkner and Rachel L Faulkner, husband and wife, as Tenants by the Entirety,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the 24th Council, District of Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

BEING A PORTION OF LOT NO. 2 on the Plan of Resubdivision of the Easterly one-half of Lot 174 on the Plan of Part of West Grove Subdivision (Book 421, Page 88 R.O.D.C., TN), and Lot 8 and part of Lot 5, on the Map of M.T. Pendergrass' Subdivision of Lots 175 and Lot 176 West Grove (Book 547, Page 185, R.O.D.C., TN), of record in Instrument Number 20140708-0060178, Register's Office for Davidson County, described as follows:

Beginning at an iron rod (old), at the Northwest corner of Lot 8, M.T. Pendergrass Subdivision (BOOK 547, PAGE 185 R.O.D.C., TN.) at the common corner of Lot 5 of said M.T. Pendergrass Subdivision; Thence with the line between said Lots 5 & 8, S 07°49'46" E 48.28 feet to an iron spike in a tree root (Old) at the Southwest corner of said Lot 8; thence, severing said Lot 5 N 89°31'20" W 24.69 feet to an iron rod (old); thence N 20°49'13" E 50.96 feet to the point of beginning the described tract containing feet 589.82 SF. OR 0.01 acres more or less, according to a survey dated 1-29-14 by CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.# 1838)

This being a portion of the same property conveyed to Randall Welch and wife, Gladys C. Welch by deed from A. V. Pulley, surviving widow of Ray Pulley, on July 11, 1991 and filed for record on July 22,1991 in Book 8402, page 145 in the Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a.) Subject to all matters as shown on the Plan of record in Book 547, Page 185 and Instrument Number 20140708-0060178, in the Register's Office for Davidson County, Tennessee

unimproved
This is improved x property, known as 203 36th Ave. S, Nashville, TN 37209
(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.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 28th day of August 2014

Randall Welch

Randall Welch

Gladys C Welch

Gladys C. Welch

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Randall Welch and Gladys C Welch, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee this 28th day of August 2014

Commission expires: June 12, 2017

Paula M. Van Cuyk

Paula M. Van Cuyk Notary Public

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY