BILL GARRETT, Davidson County
Trans:T20140074376 DEEDWARR
Recvd: 10/02/14 14:18 2 pgs
Fees:13.00 Taxes:444.00
20141002-0091214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2014.

Notary Public

My commission expires: 3-01-16

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BOX 50-B

RETURN TO: CORP.

PREPARED BY:

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:
PAUL WENDEL	New Owner	09610023100
2931 DUNMORE DR		
NASHVILLE, TN 37214		

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,

MICHAEL R. WELCH, A MARRIED MAN

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

PAUL WENDEL, A SINGLE MAN

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 all of Lot No. 310 on the map of Cloverhill, Section VII, as shown by plat and survey of record in Book 2133, page 92, of the Register's Office for Davdison County, Tennessee, to which plat reference is hereby made for a more
complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL R. WELCH BY WARRANTY DEED FROM MICHAEL D. CLAYWELL, UNMARRIED DATED 05/23/01 AND RECORDED ON 05/25/01 IN INSTRUMENT NO. 20010525-0054843, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY. TAMMY 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 2931 DUNMORE DR, 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.

Witness my/our hand(s) this 30th day of September, 2014.

Michael R. Welch
MICHAEL R. WELCH

Tammy Welch
TAMMY WELCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL R. WELCH AND TAMMY WELCH, 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 30th day of September, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY