BILL GARRETT, Davidson County
Trans:T20150032278 DEEDWARR
Recvd: 04/29/15 08:54 2 pgs
Fees:13.00 Taxes:650.83
20150429-0038127

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,900.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Behrens and Erin Behrens, husband and wife	John Behrens and Erin Behrens (NAME)	14704011500
197 Welch Road (ADDRESS)	197 Welch Road (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Theodore Davidson and wife, Cathleen A. Davidson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Behrens and Erin Behrens, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE PLAN OF WELCH MEADOWS, SECTION II, AS OF RECORD IN BOOK 3700, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 17 FRONTS 78.14 FEET ON THE SOUTHERLY SIDE OF WELCH ROAD, AND RUNS BACK BETWEEN LINES, 150 FEET TO A DEAD LINE ON WHICH IT MEASURES 87.45 FEET.

BEING THE SAME PROPERTY CONVEYED TO THEODORE DAVIDSON AND WIFE, CATHLEEN A. DAVIDSON BY DEED FROM DENVER DAN HORTON AND WIFE, LOYIS A. HORTON, OF RECORD IN BOOK 4807, PAGE 246, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 197 Welch Road, Nashville, TN 37211
(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 28th day of April, 2015.

WARRANTY DEED
(Continued)

Theodore Davidson

Cathleen A. Davidson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theodore Davidson and wife, Cathleen A. Davidson, the herein 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, this the 28th day of April, 2015.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072