BILL GARRETT, Davidson County
Trans:T20150041830 DEEDWARR
Recvd: 05/29/15 13:05 3 pgs
Fees:18.00 Taxes:2001.70
20150529-0049728

Box 144

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $541,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2015.

Notary Public

My Commission Expires: 11/6/17

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Douglas G. Weltner and Ann R. Weltner 6005 Ashland Drive Nashville, TN 37215	SAME	144 16 0 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES R. HARE AND WIFE, ROXANA HARE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS G. WELTNER AND ANN R. WELTNER,** hereinafter called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 407, as shown on the map entitled Hillsboro Park, Section V, of record in Plat Book 2663, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Hare and Roxana Hare, husband and wife, by deed from Rebecca B. Delaney, unmarried, of record in Instrument No. 20090923-0088436, dated September 22, 2009, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2663, page 45, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6005 Ashland Drive, Nashville, TN 37215.

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of May, 2015.

James R. Hare

Roxana Hare

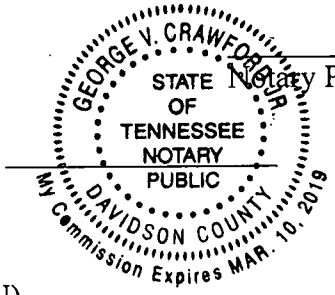
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Hare, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 2015

Notary Public

My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roxana Hare, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 2015

Notary Public

My Commission Expires:

