WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Hackney	SWBC Mortgage	117-02-0C-017.00-CO
(NAME)	(NAME)	
4200 West End Avenue, #307	9311 SAN PEDRO SUITE 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	San Antionio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Thomas M. Welk and wife, Holly F. Welk, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kevin Hackney, 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:

Land in Davidson County, Tennessee, being Unit No. 17, together with carport designated 17A, on the Plan of Regency Park, of record in Plat Book 3700, Page(s) 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of The Regency Park Condominiums, a horizontal property regime established by Master Deed of record in Book 3815, Page 778, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, and Book 11288, Page 513, said Register's Office.

Being the same property conveyed to Thomas M. Welk and wife, Holly F. Welk by Warranty Deed from Patricia Mae Leland of record in Instrument No. 20120517-0042702 Register's Office for Davidson County, Tennessee, dated May 15, 2012 and recorded on May 17, 2012.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 626 Timber Lane, Nashville, TN 37215

(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.

BILL GARRETT, Davidson County
Trans:T20150050415 DEEDWARR
Recvd: 06/24/15 10:30 2 pgs
Fees:13.00 Taxes:1468.90
20150624-0060430

Witness our hands this 18th day of June, 2015.

Thomas M. Welk

Holly F. Welk

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas M. Welk and Holly F. Welk**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

SUSAN M BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-27-2018