BILL GARRETT, Davidson County
Trans:T20150052342 DEEDWARR
Recvd: 06/30/15 10:06 2 pgs
Fees:13.00 Taxes:554.63
20150630-0062804

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of June, 2015, by and between April H Bell, married, party of the first part, and Mark R Welty, a single man, party of the second part.

WITNESS: That for and in consideration of One Hundred Forty Nine Thousand Nine Hundred and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 55 on the Final Plat of Hickory Woods, Section A, as of record in Plat Book 6900, Page 511, corrected by Surveyor's Certification of Correction to reflect a change of street name of record in Book 7582, Page 166, 167 and Book 9997, Page 844 (erroneously omitted in prior deed), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to April H. Bell by virtue of that certain Quit Claim Deed dated May 15, 2008, at Instrument No. 20080507-0046855 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to April H. Bell by virtue of Warranty Deed dated March 31, 2008 at Instrument No. 20080417-0038738 in the said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

April H Bell

Cameron Bell

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, April H Bell and Cameron Bell , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of June, 2015.

Notary Public

My Commission Expires:

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Property Owner & Address: Mark R Welty

3904 Rock Creek
Antioch, TN 37013

Tax Parcel No 17508003800

Property Address: 3904 Rock Creek
Antioch, TN 37013

MAIL TAX
BILLS TO: Same

STATE OF TN
COUNTY OF Maury

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $149,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of June, 2015.

Notary Public

My Commission Expires:

MELISSIA DUGGER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires