THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095314** BILL GARRETT, Davidson County Trans:T20150086990 DEEDWARR Recvd: 10/13/15 10:02 2 pgs Fees:13.00 Taxes:1294.63 20151013-0103937	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $349,900.00. Affiant Subscribed and sworn to before me, this 9th day of October, 2015. Notary Public My Commission Expires: 8/23/18 KATHRYN M. CASSIDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jenna Prenares and Jonathan Prenares 7453 RIVER BEND CIR Nashville, TN 37221-6703	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-12-0C-049.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward B. Welch and Yanice Mendez-Fernandez** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jenna Prenares and Jonathan Prenares, Wife and Husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 49, RIVER BEND, as shown on plat of record in Plat Book 6900, Pages 504 and 505 and corrected in Book 7465, Page 833, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edward B. Welch and Yanice Mendez-Fernandez by Limited Liability Warranty Deed from Sirva Relocation, LLC, a Delaware Limited Liability Company, recorded on the 17th day of December, 2004 in Instrument No. 20041217-0150565, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER BEND, as recorded in Plat Book 6900, Page(s) 504 and 505 and corrected in Book 7465, Page 833.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7112, Page 481, Book 7308, Page 805, Book 7308, Page 808, Book 7336, Page 15 and Book 7549, Page 893.

Terms and provisions of by-Laws recorded in Book 7347, Page 643.

Charter of River Bend Estates Homeowners Association recorded in Book 9359, Page 153.

Easement for Right-of-way, recorded in Book 4581, Page 307.

Agreement for Dedication of Easement for Sanitary Sewer as set forth in instrument recorded in Book 4817, Page 792.

Stormwater Detention Agreement recorded in Book 7278, Page 822.

Conveyance of common areas recorded in Book 9462, Page 679.

This is improved property located at 7453 RIVER BEND CIR Nashville, TN 37221-6703.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of October, 2015.

Edward B. Welch

Yanice Mendez-Fernandez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward B. Welch and Yanice Mendez-Fernandez, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018