Davidson County DEEDWARR Recvd: 10/14/15 13:03 2 pgs Fees:13.00 Taxes:1091.50 **20151014-0104545**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

FRL 1591378
O-BR-15-8688

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael D. Pesce and Crystal Pesce	Guaranteed Rate, Inc	
(NAME)	(NAME)	**173-09-0A-459.00 CO**
8688 Gauphin Place	3940 N Ravenswood	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Chicago IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **NATHAN WELCH AND GEMMA WELCH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL D. PESCE AND CRYSTAL PESCE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), 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 398, PHASE 6, LENOX VILLAGE, as shown on plat of record in Instrument No. 20050112-0004530, 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 Nathan Welch and Gemma Welch, husband and wife by Warranty Deed from Daniel G. Philippi, an unmarried person and Jeffrey Martin Cathey, an unmarried person, as tenants in common with right of survivorship, recorded on the 20th day of August, 2013 in Instrument No. 20130820-0087662, in the Register's Office of Davidson County, Tennessee.

SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 20151014-0104543 and Instrument Number 20151014-0104544

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 6, LENOX VILLAGE, as recorded in Instrument No. 20050112-0004530, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020315-0032825 and 20020315-0032826 , Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Neighborhood Association, Inc. recorded at Instrument No. 20020412-0045831.
- Easement for Comcast Nashville I, LLC, recorded in Instrument No. 20130916-0097049.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020408-0042676.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8688 Gauphin Place, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF OCTOBER, 2015.

Nathan Welch by Brian Mitchell, attorney in fact
Nathan Welch by Brian Mitchell, Attorney In Fact

Gemma Welch by Brian Mitchell, attorney in fact
Gemma Welch by Brian Mitchell, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NATHAN WELCH AND GEMMA WELCH, and who acknowledged he/she/they executed the same as the free act and deed of the said NATHAN WELCH AND GEMMA WELCH.

Witness my hand and official seal, this the 9th of October, 2015.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018