Davidson County DEEDWARR
Recvd: 11/04/15 11:49 3 pgs
Fees:18.00 Taxes:462.50
20151104-0112434

WARRANTY DEED

APRIL C. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BR15-4014

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF November, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-30-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reoneshee J. Welch	Reoneshee J. Welch	
4014 Shufeld Court	(NAME) 4014 Shufeld Court	
(ADDRESS) Antioch, TN 37013-3551	(ADDRESS) Antioch, TN 37013-3551	148-14-0-321.00
(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, we KIM SANDERS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REONESHEE J. WELCH, _____, 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 No. 15B Zone lot division of Lots 15 and 16 on the Plan of Colewood Acres, Section 5 of record in Plat Book 6250, Page 601, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kim Sanders by Warranty deed from Richard L & Charity Barnes of record in Book 7396, page 109, Register's Office for Davidson County, Tennessee, dated November 04, 1987 and recorded on November 04, 1987.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5200, Page 303, Plat Book 6250, Page 601, Book 5710, Page 137 and Book 5725, Page 540, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4014 Shufeld Court, Antioch, Tennessee 37013-3551
(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 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 2nd day of November, 2015.

Kim Sanders

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of November, 2015, before me personally appeared Kim Sanders to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of November, 2015.

Notary Public

My Commission Expires: 12/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, April G Nichols, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

April G Nichols
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Destiny S. Holmes a notary public for this county and state, APRIL G. NICHOLS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Destiny S. Holmes
Notary's Signature

My Commission Expires: 07.02.2018
Notary' Seal (if on paper)

DESTINY S HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY