File BOX 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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BILL GARRETT, Davidson County
Trans:T20150104914 DEEDWARR
Recvd: 12/11/15 13:24 3 pgs
Fees:18.00 Taxes:459.58
20151211-0124954

W & I Ref: (DM) Title No.: 57885

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Catherine E. Bass Julia L. Bass 1411 Turner Street Old Hickory, TN 37138	Peoples Home Equity 5205 Maryland Way Suite 100 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 04415002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,210.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lisa C. Welch, now known as Lisa C. Welch Silbar, Laura Welch Butcher and Allan Neil Welch, the heirs at law of Allan Fox Welch**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Catherine E. Bass and Julia L. Bass, a married couple,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Village of Old Hickory, Section "D1" of record in Book 1835, page 110, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Allan Fox Welch by Warranty Deed from Eura McCorkle, a single woman recorded on September 28, 2001 of record in Instrument No. 20010928-0105298, Register's Office for Davidson County, Tennessee. The said Allan Fox Welch has since died. By Affidavit of Heirship of record in Instrument No. 20130325-0029157, Lisa C. Welch (now known as Lisa C. Welsh Silbar), Laura Welch Butcher and Allan Neil Welch were established as the heirs at law of Allan Fox Welch.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 110, said Register's Office, which Plan shows a 30, foot minimum building setback line from 9th Street, and a 25 foot easement for public utility and private road purposes along the easterly line(s) of said lot. a 6 foot wide easement for electric and/or telephone cable along the southerly front line. a 2.5 foot special utility easement along the easterly line and a 5 foot special utility easement along the westerly side lien, with a water and sewer line lying therein and a 5 foot special utility easement along the southerly front line of said lot.

This instrument is executed on behalf of Lisa C. Welch Silbar by Allan Neil Welch pursuant to a Power of Attorney executed by her on the 2nd day of December, 2015, of record in Instrument No. 20151211-0124952, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of Laura Welch Butcher by Allan Neil Welch pursuant to a Power of Attorney executed by her on the 3rd day of December, 2015, of record in Instrument No. 20151211-0124953, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 1006 9th Street, Old Hickory, TN 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of December, 2015.

Allan Neil Welch

Lisa C. Welch Silbar by Allan Neil Welch, Attorney-In-Fact

Laura Welch Butcher by Allan Neil Welch, 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, the within named, **Allan Neil Welch**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument.

Witness my hand and notarial seal at Nashville, Tennessee, this 8th day of December, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Allan Neil Welch** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Lisa C. Welch Silbar and Laura Welch Butcher,** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and notarial seal at Nashville, Tennessee, this 8th day of December, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $124,210.00.

Affiant

Sworn and subscribed before me this 8th day of December, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

EXHIBIT "A"
To
Warranty Deed

FROM: Allan Neil Welch, Lisa C. Welch Silbar, and Laura Welch Butcher

TO: Catherine E. Bass and Julia L. Bass

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Allan Neil Welch, Affiant

Sworn to and subscribed before me this 8th day of December, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019