#10392

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160007426 DEEDWARR
Recvd: 01/28/16 09:54 2 pgs
Fees:13.00 Taxes:943.50
20160128-0008212

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Helmut A Welke Dorothea A Welke	Helmut A Welke	181100b03400co
(NAME)	(NAME)	
7813 Oakfield Grove	7813 Oakfield Grove	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Shirley T. Hawkins,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Helmut A Welke and Dorothea A Welke, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Landin Davidson County, Tennessee, being Lot 17 on the Plat of Centex at Concord, Phase 2, of record in Instrument Number 20051011-0122365, a/k/a Lot No. 17 The Hills at Concord Place by Owner's Certification of record in Instrument Number 20060317-0030953, RODC, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William C. Hawkins, Sr. and wife, Shirley T. Hawkins, by deed of record in Instrument No. 20070124-0009841 , Register's Office for DavidsonCounty, Tennessee. William C. Hawkins, Sr. having since died.

unimproved ☐

This is improved ☐ property, known as 7813 Oakfield Grove, Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 26th day of January, 2016.

Shirley T. Hawkins

State of Tennessee
County of Williamson

Personally appeared before me Shirley T. Hawkins, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of January, 2016.

Notary Public
My Commission Expires:

File No.: 10392

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
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