Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $249,000.00

Cormac S Carolan-Tolbert
Affiant

Subscribed and sworn to before me, this 2nd day of February 2016.

Notary Public
My commission expires: 9/10/2018

JILL L. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County	DEEDWARR
Recvd: 02/24/16 15:29	3 pgs
Fees:18.00 Taxes:921.30	
20160224-0017768	

Address of New Owner:	Send Tax Bills to:	Tax Information
Cormac S. Carolan-Tolbert	SWBC Mortgage Corp.	141 05 0A 270.00
714 Gloucester Lane	9311 San Pedro #100	
Nashville TN 37221	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Tyler Welton and wife Amanda K. Welton, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Cormac S. Carolan-Tolbert, an unmarried man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 270 on the Plan of Avondale Park, Phase 2, Section 3A, of record in Instrument No. 20101005-0043070, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Amanda K. Welton and Tyler Welton by deed form NVR, Inc. of record in Instrument NO. .20110805-0060322 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Avondale Park Phase 2 Section 3A of record in Instrument No. 20101005 -0079393 Register's Office for Davidson County, Tennessee 3) Access Easement Agreement of record in Instrument No. 20041207-0145662 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Avondale Park of record in Instrument No. 20081203 Page 0117452 and amended in No. 20090331-0028791 and No. 20101223- 0102254 and in any allied instruments(s) referred to in said restrictions. 5) Transmission Line Easement of record in Instrument No 20060110-0003857 6) Easements for the benefit of Harpeth Valley Utilities District of record in Instrument Nos. 20040204-0013639 and 20040204-0013640 7) Charter of Avondale Park Homeowner's Association of

record in Instrument No. 20081203-01173500

This property is improved property known as 714 Gloucester Lane, Nashville, Tennessee 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22 day of February, 2016.

Tyler Welton

Amanda K. Welton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tyler Welton and Amanda K. Welton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of February, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09276

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

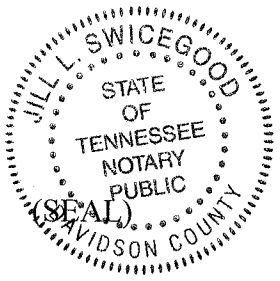
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018