BILL GARRETT, Davidson County
Trans:T20160024437 DEEDWARR
Recvd: 03/28/16 10:17 2 pgs
Fees:13.00 Taxes:518.00
20160328-0028481

Prepared by:
Continental Title Insurance Company
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00

Affiant

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this 25th day of March, 2016.

Notary Public – Steven Richardson
My commission expires: 12/14/16

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jenifer L. Wise	Tennessee Trust Mortgage, Inc.	**119-02-0-057.00**
201 Garwood Drive	6398 Hwy 41-A	
Nashville, TN 37210	Pleasant View, TN 37146	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Duane Welker, an Unmarried Man**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jenifer L. Wise, Unmarried**, 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:

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled the Plan of Cunningham Heights, of record in Book 2331, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DUANE WELKER, AN UNMARRIED MAN, by deed from MATTHEW L. CROW AND WIFE, KATHLEEN M. CROW, of record in Instrument No. 20070718-0085276, dated July 17, 2007, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 201 Garwood Drive, Nashville, TN 37210.

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, successors and assigns, forever. Grantor covenants with Grantees 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 does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of March, 2016.

Duane Welker

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Duane Welker and , with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand inNashville, TN, this March 25, 2016.

Steven Richardson
State of Tennessee at Large

My Commission expires 12/14/16

