Prepared by:
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Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16020043

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE }
COUNTY OF _____ }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,600.00

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29 DAY OF March, 2016.

_____
NOTARY PUBLIC

My Commission expires: _____

Address of New Owner
Andrew K. Welker and
Jessica U. Welker
7845 Farmington Place
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
126-15-A-
033.00,

BILL GARRETT, Davidson County
Trans:T20160025458 DEEDWARR
Recvd: 03/30/16 09:02 2 pgs
Fees:13.00 Taxes:1152.92
20160330-0029759

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Steven J. White and wife, Aimee L. White,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Andrew K. Welker and Jessica U. Welker, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being Lot No. 33 on the Plan of Phase One, Boone Trace at Biltmore, of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Steven J. White and wife, Aimee L. White, by Warranty Deed from Merlyn R. Catron and wife, Jennifer L. Catron, dated 09/16/11 and recorded on 09/20/11 in Instrument No. 20110920-0072695, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
7845 Farmington Place, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2016 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 7900, Page 667, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 7265, Page 657, said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9342, Page 312, and rerecorded in Book 9735, Page 931, and amended in Book 10032, Page 813, Book 10306, Page 817, Book 1145, Page 443, and Instrument No. 20010717-0075906, said Register's Office.
5. Assessments set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 9342, Page 312, and rerecorded in Book 9735, Page 931, said Register's Office.
6. Easements set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 9342, Page 312, and rerecorded in Book 9735, Page 931, said Register's Office.
7. Easement and Right of Entry Agreement Underground of record in Book 9665, Page 420, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Steven J. White and Aimee L. White** has/have caused this instrument to be executed, this the _____ day of _____, 20____.

Steven J. White

Aimee L. White

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Steven J. White and Aimee L. White,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 18 day of March, 2016.

My commission Expires: 8.25.18

NOTARY PUBLIC

CHEATHAM COUNTY NOTARY PUBLIC STATE OF TENNESSEE DANA T. AUSTIN