WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160025633 DEEDWARR
Recvd: 03/30/16 12:40 2 pgs
Fees: 13.00 Taxes: 662.30

20160330-0030015

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael D. Glenn (NAME)	Pinnacle Bank (NAME)	044-11-O-175.00
42 Jones Circle (ADDRESS)	6525 Quail Hollow Ste. 300 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estate of Thomas H. Welch**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Michael D. Glenn and Michael R. Glenn, husband and wife, hereinafter called the GRANTEE(S), their heirs and/or 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 the southerly part of Lot No. 37, on the plan of River Vista Subdivision, of record in Plat Book 1424, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said part of said lot fronts 126 feet on the easterly side of Jones Circle and runs back 133.3 feet on the southerly line and 168 feet, more or less, on the northerly line, to a dead line on which it measures 84.1 feet.

Being the same property conveyed to Thomas H. Welch and wife, Betty H. Welch by Warranty Deed from Francis C. Zevnik, dated 09/20/1968, recorded 09/27/1968 of record in Book 4272, Page 948, in the Register's Office for Davidson County, Tennessee. Being the same property further conveyed to Thomas H. Welch by Quitclaim Deed from Betty H. Welch, dated 05/23/2008, recorded 05/27/2008 of record in Instrument No. 20080527-0053402, in the Register's Office for Davidson County, Tennessee. Thomas H. Welch died testate on 01/29/2014, appointing Jason Scott Welch as Personal Representative, as evidenced in The Will of Thomas H. Welch under Docket No. 14P335, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 1424, Page 118, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 42 Jones Circle, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 28th day of March, 2016.

ESTATE OF THOMAS H. WELCH

Jason Scott Welch
Executor

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jason Scott Welch with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Executor of Estate of Thomas H. Welch and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Executor.

WITNESS my hand and seal this 28th day of March, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122