WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036958 DEEDWARR
Recvd: 05/04/16 09:48 2 pgs
Fees:13.00 Taxes:2793.50

20160504-0043875

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek C. Welch	New Owner	199306148980890
(NAME)	(NAME)	
204 Sheffield Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Susan K. Hainsworth**, **married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derek C. Welch**, **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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3, situated on limited common element #3 as shown on the recorded Plan of Sheffield Condominiums, a condominium development of record in Plat Book 5200, page 348 said Register's Office, to which reference is hereby made for a complete and accurate description of said property.

This conveyance is subject to the following:

1. Matters shown on the plat of Sheffield Condominiums, as recorded in Plat Book 5200, page 348, said Register's Office for Davidson County, Tennessee.

2. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2541, page 570 and Book 5054, page 64, said Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 5799, page 408, said Register's Office for Davidson County, Tennessee.

4. Master Deed of record in Book 5774, page 280, said Register's Office for Davidson County, Tennessee.

5. Any and all matters appearing on the Plat of record in Book 1130, page 348, amended in Plat Book 5780, page 937, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan K. Hainsworth by Warranty deed from Paul Otto Branding, Shirley Jean Shelton, Beverly Ann Vestal and Edward Paul Branding, filed for record 10/22/2014 in Instrument No. 20141022-0097549, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The said Grantor is married, but the above described property was never used as a primary residence.

unimproved ☐

This is improved ☑ property, known as 204 Sheffield Place, Nashville, TN 37215
(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 our hands this 2nd day of May, 2016.

Susan K. Hainsworth

State of Tennessee

County of Davidson

On this 2nd day of May, 2016, before me, a Notary public in and for said County and State, personally appeared Susan K, Hainsworth, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual (s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov 6, 2019