BILL GARRETT, Davidson County
Trans:T20160046536 DEEDWARR
Recvd: 06/02/16 12:40 2 pgs
Fees:13.00 Taxes:684.50
20160602-0055647

Warranty Deed

JOSHUA RAYMOND WATTERS NOTARY PUBLIC - MINNESOTA MY COMMISSION EXPIRES 01/31/2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $185,000.00. Katherine Welter Affiant Subscribed and sworn to before me, this the 27th day of May, 2016. Notary Public My commission expires: 01/31/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jordan Bocian Ariella Bocian	SunTrust	
2918 Lyncrest Drive	1001 Semmes	096-14-0-120.00
Nashville, TN 37214	Richmond VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHERINE WELTER, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORDAN BOCIAN AND ARIELLA I. BOCIAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 776, on the Plan of Cloverhill, Section No. IX, as shown on plat of record in Plat Book 2331, page 44, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 776 fronts 75 feet on the Northerly margin of Lyncrest Drive and extends back 234.1 feet on the Easterly line and 207.7 feet on the Westerly line to a broken line in the rear, measuring 132 feet thereon.

Being the same property conveyed to Katherine Welter, a married woman by Warranty deed from Stephen R. Goddard and Kimberly P. Goddard, husband and wife of record in Instrument No. 20061115-0141804 Register's Office for Davidson County, Tennessee, dated November 09, 2006 and recorded on November 15, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2918 Lyncrest Drive, Nashville, TN 37214.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~27th~~ 28th day of May, 2016.

Katherine Welter

Katherine Welter

STATE OF ~~MICHIGAN~~ Minnesota
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Katherine Welter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~27th~~ 28th day of May, 2016.

J Watters

Notary Public

My Commission Expires: 01312020

JOSHUA RAYMOND WATTERS
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2020

Chris Welter, spouse of Katherine Welter., joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Chris Welter

STATE OF ~~MICHIGAN~~ Minnesota
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chris Welter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~27th~~ 28th day of May, 2016.

J Watters

Notary Public

My Commission Expires: 01312020

JOSHUA RAYMOND WATTERS
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2020