THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 BILL GARRETT, Davidson County Trans:T20160053466 DEEDWARR Recvd: 06/23/16 09:28 2 pgs Fees:13.00 Taxes:884.30 20160623-0063960	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 2016. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

MELISSA BEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Harkey	Farmington Mortgage	MAP & PARCEL
2204 Crestline Drive	2002 Richard Jones Rd., Ste. 300A	084-14-0-049.00
Nashville, TN 37214-2016	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, **Paul Raymond Welch and wife, Megan G. Breton**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ann Harkey and Trenton Pitts, wife and husband**

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 No. 15 on the Plan of Donelson Meadows of record in Plat Book 1835, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Raymond Welch and spouse, Megan G. Breton by Warranty deed from Michelle Leanne Yearwood Coode, married of record in Instrument No. 20080822-0086476 Register's Office for Davidson County, Tennessee, dated August 18, 2008 and recorded on August 22, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2204 Crestline Drive, Nashville, TN 37214-2016.**

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 my hand this the 21st day of June, 2016.

Paul Raymond Welch by Donna Mason, Attorney in fact
Paul Raymond Welch
BY: Donna Mason, Attorney-In-Fact

Megan G. Breton by Donna Mason, Attorney in fact
Megan G. Breton
BY: Donna Mason, Attorney-In-Fact

Power of Attorney for Paul Raymond Welch of record in Instrument Number 20160623.0063958, RODCT.
Power of Attorney for Megan G. Breton of record in Instrument Number 20160623.0063959, RODCT.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Mason** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Paul Raymond Welch**, as his Attorney in Fact, as the free act and deed of the within named **Paul Raymond Welch**.

Witness my hand and official seal this the 21st day of June, 2016.

My Commission expires 3/24/2019

Robin S. Edwards
Notary Public

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Mason** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Megan G. Breton**, as her Attorney in Fact, as the free act and deed of the within named **Megan G. Breton**.

Witness my hand and official seal this the 21st day of June, 2016.

My Commission expires 3/24/2019

Robin S. Edwards
Notary Public

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY