WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160068266 DEEDWARR
Recvd: 08/08/16 11:25 2 pgs
Fees:13.00 Taxes:925.00
20160808-0082085

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$250,000.00.
W2Welborn
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF July,2016.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 051
William R. Welborn	Cash	GROUP 04 0
812 Argle Ave	N/A	PARCEL 158.00
Nashville, Tennessee 37115	Owner	

For and in 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,

George Brandt, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

William R. Welborn

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:

Being Lot No. 2 of Block "C" on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 2 fronts 50 feet on the westerly side of Argle Avenue and runs back between lines 180.4 feet on the southerly line and 166.4 feet on the northerly line to a dead line on which it measures 52.6 feet.

Being the same property conveyed to George Brandt by deed from Brock & Scott PLLC, as Substitute Trustee, February 5, 2014, of record in Instrument No 2160212-0013755, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **812 Argle Ave, Nashville, Tennessee 37115**.

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 and official seal at office this 29th day of July, 2016.

GB
George Brandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt, with whom I am personally acquainted, (or who 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.

Witness my hand, at office, this 29th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027