Davidson County DEEDWARR Recvd: 08/19/16 15:33 3 pgs Fees:18.00 Taxes:1258.00 **20160819-0087190**

#33145

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$340,000.00~~ Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF AUGUST, 2016. Notary Public MY COMMISSION EXPIRES: **NOVEMBER 5, 2018** (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RYAN D. SCHULZ, ET UX	Pinnacle Bank	**141-15-0D-235.00 CO**
(NAME) **7808 RIVER FORK DRIVE**	(NAME) 150 3rd Avenue South, Suite 900	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 N. WELCH AND WIFE, CHRISTY R. WELCH,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN D. SCHULZ** AND **ALESIA B. SCHULZ, HUSBAND AND WIFE,** 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. 235 on the Plan of Phase III-A, "Sheffield" on the Harpeth, a Planned Unit Development, of record in Plat Book 7900, page 332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George N. Welch and wife, Christy R. Welch, from Thomas K. Byrd and wife, Janet V. Byrd, by deed of record as Instrument No. 20080331-0032093, dated March 28, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 7900, page 332; Transmission Line Easement of record in Book 4136, page 525; Right-of-Way Easement as set out in the Declaration of Taking of record in Book 4279, page 731; Agreement for Dedication of Easement for Water Line of record in Book 5738, page 829; Easement as set out in the Warranty Deed in Book 7195, page 96; Easements of record in Book 9488, page 892, Instrument No. 20070816-0097979 and Instrument No. 20071120-0136002; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6925, page 909, Book 7145, page 954, Book 8505, page 598, Book 8747, page 97, and Book 9313, page 806, Bylaws in Book 7145, page 964, and Book 8146, page 463, Charter of record in Book 6939, page 983; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **7808 RIVER FORK DRIVE, NASHVILLE, TN 37221**
(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 19th day of August, 2016.

GEORGE N. WELCH

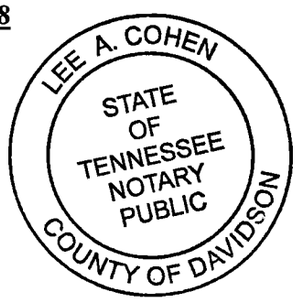
CHRISTY R. WELCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GEORGE N. WELCH and CHRISTY R. WELCH,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of August, 2016.

My commission expires: **November 5, 2018**



Notary Public

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

