Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20170028718 DEEDWARR
Recvd: 04/05/17 11:21 3 pgs
Fees:18.00 Taxes:551.30
20170405-0033335

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $149,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2017.

Notary Public
My commission expires: 8-4-20

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

05-1702-67106

Address of New Owner:	Send Tax Bills to:	Tax Information:
Timothy B. Cothran 2230 Fox Avenue Nashville, TN 37210	New Owner	119-01-0-231.00 and 119-01-0-232.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nolan Welch and Dolores Wehby Young and Samuel O. Wehby**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Timothy B. Cothran**, hereinafter called the Grantees, their successors 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. 163 and the south one half of Lot No. 164, on the Map of Overhill City Land Co. and W. H. Fox Subdivision, of record in Book 333, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirley Wehby Welch, Dolores Wehby Young, and Samuel O. Wehby by Quitclaim Deed from Rossie Lou Ellithorpe, an unmarried person, dated January 9, 1993, recorded March 4, 1993, of record in Book 8879, Page 698, Register's Office for Davidson County, Tennessee. The said Shirley Wehby Welch having since died on January 30, 2015.

Also being the same property conveyed to Nolan Welch by Quitclaim Deed from Alan Lee Welch as recorded as Instrument Number 20170405-0033332, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Nolan Welch by Quitclaim Deed from Kathleen Champion as recorded as Instrument Number 20170405-0033333, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Nolan Welch by Quitclaim Deed from David John Welch as recorded as Instrument Number 20170405-0033334, Register's Office for Davidson County, Tennessee.

Shirley Wehby Welch having since died with Nolan Welch being her surviving spouse and sole heir at law. See Affidavit of Heirship recorded simultaneously herewith as Instrument Number *, Register's Office for Davidson County, Tennessee. *20170405-0033331

The subject property is neither the principal residence of Grantors nor their spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2230 Fox Avenue, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31 day of March, 2017.

Dolores Wehby Young

Samuel O. Wehby

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dolores Wehby Young with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, Tennessee, this 31 day of March, 2017.

Notary Public

My Commission expires: 10-20-19

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel O. Wehby with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, Tennessee, this 31 day of March, 2017.

Notary Public

My Commission expires: 10-20-19

WITNESS my hand this 1 day of April 2017.

Nolan Welch

Nolan Welch

STATE OF NEW YORK
COUNTY OF Erie

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nolan Welch** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

April ~~March~~, 2017. Witness my hand in Grand Island, New York, this 1 day of

Notary Public

My Commission expires:

THERON S. BASTIAN
01BA6084006
Notary Public, State of New York
Qualified in ERIE County
My commission expires NOVEMBER 1st, 20 18