File Box 8

BILL GARRETT, Davidson County
Trans:T20170037048 DEEDWARR
Recvd: 05/02/17 14:27 2 pgs
Fees:13.00 Taxes:928.70
20170502-0043181

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $251,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2017.

Notary Public

My commission expires:

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Adam Michael Sherland and Ricki Montyne Sherland	Franklin American Mortgage	091-10-0-043.01
	6100 Tower Circle Ste. 600	
	Franklin, TN. 37067	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Caitlin Welch, a married woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Adam Michael Sherland and Ricki Montyne Sherland, Husband and Wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Subdivision of Lots 39 and 40 in the Division of B.F. Cockrill Farm of record in Plat Book 332, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 48 fronts 50.0 feet on the Northerly margin of Leslie Street and extends back between parallel lines 150.0 feet to a dead line at a 12 foot alley.

Being the same property conveyed to Caitlin Welch, an unmarried woman by Warranty deed from Lawrence M. Pratt of record in Instrument No. 20140619-0053782 Register's Office for Davidson County, Tennessee, dated June 09, 2014 and recorded on June 19, 2014.

Caitlin Welch having since married; her spouse Gavin Wiemer joins in the execution of this document to convey any and all interest he may have in said property particularly any marital interest.

This instrument is being executed pursuant to a Power of Attorney for Caitlin Welch naming Gavin Wiemer as her Attorney-in-Fact and said Power of Attorney is recorded simultaneously herewith in the Register's office for Davidson County.

This is **improved** property known as **5808 Leslie Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of April, 2017.

CAITLIN WELCH BY HER ATTORNEY IN FACT

Caitlin Welch by her Attorney in Fact Gavin Wiemer — Gavin Wiemer

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, Gavin Wiemer, the bargainor(s), with whom I am personally acquainted (or 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of April, 2017.

Notary Public
My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 170072

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gavin Wiemer** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf **of Caitlin Welch** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Caitlin Welch,** and is authorized by her to execute this instrument on her behalf.

This the 28 day of April, 2017.

My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY