WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/2020

(AFFIX SEAL)

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

P-KW-17-1910B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard W. Welch and Stacy R. Stuart	New Owner	
(NAME)	(NAME)	**072-16-3A-002.00**
1910 B Sheridan Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-1244		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARAFOLA PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD W. WELCH AND STACY R. STUART, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, 1910 Sheridan Road Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1910 Sheridan Road Townhomes of record in Instrument Number 20160608-0057698, 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 a part of the same property conveyed to Garafola Properties, LLC by Warranty deed from Sarita M. Gordon and Charles E. Gordon, both unmarried of record in Instrument No. 20160322-0027249 Register's Office for Davidson County, Tennessee, dated March 17, 2016 and recorded on March 22, 2016.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20160608-0057698;
- HOA Charter of record in Instrument No. 20160617-0061554;
- All matters shown on Plan of record in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1910 B Sheridan Road , Nashville, Tennessee 37206-1244**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170039275 DEEDWARR
Recvd: 05/09/17 09:21 2 pgs
Fees:13.00 Taxes:1517.00
20170509-0045797

Witness my/our hand(s) this the 3rd DAY OF MAY, 2017.

Garafola Properties, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Agent of Garafola Properties, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of May, 2017.

_____
Notary Public

My Commission Expires: 3/3/20

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212