File Box 8

BILL GARRETT, Davidson County
Trans:T20170078844 DEEDWARR
Recvd: 09/08/17 13:11 2 pgs
Fees:13.00 Taxes:314.50
20170908-0092567

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RF) Title No.: 59147
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lisa C. Welch Laura W. Butcher 19100 Von Karman Ave, Suite 400 Irvine, CA 92612-1539	Lisa C. Welch Laura W. Butcher ← Same

TAX MAP PARCEL NUMBERS: 04415020000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$85,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Scott Welch, Individually and as Executor, Adam Howard Welch, and Gregory Fox Welch**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Lisa C. Welch and Laura W. Butcher, as tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all their right title and their respective interests in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Village of Old Hickory, Section "A" of record in Book 1424, page 68, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarice B. Welch and Virgina F. Welch, his wife, tenants by the entireties by deed from E. I. du Pont de Nemours and Company, a Delaware corporation, dated August 14, 1951, recorded September 21, 1951 of record in Book 2022, page 86, said Register's Office. The said Clarice B. Welch has since died. By Quitclaim Deed dated April 16, 1990, recorded April 23, 1990, of record in Book 8094, page 93, said Register's Office, Virginia F. Welch, surviving tenant by the entireties, unmarried, conveyed a one-half (1/2) undivided interest in subject property to Thomas H. Welch, Allan F. Welch, and Shirley R. Welch, as tenants in common. The said Virginia F. Welch as since died. By Affidavit of Heirship dated May 30, 2006, recorded June 7, 2006, of record in Inst. No. 20060607-0067853, said Register's Office, Thomas H. Welch, Allan F. Welch and Shirley R. Welch were established as the heirs at law of Virginia F. Welch. By Quitclaim Deed of record in Inst. No. 20060607-0067854, said Register's Office, subject property was further conveyed to Thomas H. Welch, Allan F. Welch and Shirley R. Welch as joint tenants with the right of survivorship. The said Shirley R. Welch has since died. The Last Will and Testament of Shirley R. Welch of record in Docket No. 10P-1396 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Thomas Howard Welch and Allan Fox Welch. By Quitclaim Deed dated November 9, 2011, recorded November 9, 2011, of record in Inst. No. 20111109-0087786, said Register's Office, subject property was conveyed to Allan F. Welch and Thomas H. Welch, both unmarried, as tenants in common. The said Allan Fox Welch has since died. By Affidavit of Heirship dated March 18, 2013, recorded March 25, 2013, of record in Inst. No. 20130325-0029157, said Register's Office, Lisa C. Welch, Laura Welch Butcher and Allan Neil Welch were established as the heirs at law of Allan Fox Welch. The said Thomas H. Welch as since died. The Will of Thomas H. Welch of record in Docket No. 14P335 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Jason Scott Welch, Adam Howard Welch and Gregory Fox Welch and appointed Jason Scott Welch a Personal Representative of said Estate.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, page 68, said Register's Office, which Plan shows an owner's certificate and an easement for public utility purposes along the northeasterly front portion of said lot, with a sewer line lying therein, and an easement for public utility purposes along the rear line of said Lot; Subject to the reservation of easements and restrictions of record in Book 2022, page 86, said Register's Office; Right of Way to Cumberland Telephone and Telegraph Company of record in Book 662, page 743, said Register's Office.

This is improved property, known as 802 Clarke Street, Old Hickory, TN 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of September, 2017.

Jason Scott Welch, Individually and as Executor

Adam Howard Welch

Gregory Fox Welch

State of Tennessee

County of Davidson

On this 6th day of September, 2017, before me the undersigned authority, personally appeared Jason Scott Welch, Individually and as Executor, Adam Howard Welch, and Gregory Fox Welch, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $85,000.00.

Affiant

Sworn and subscribed before me this 6th day of September, 2017.

Notary

My Commission Expires:

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