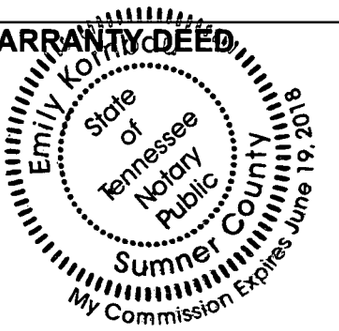
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Virginia Camacho Manuela Yepez	new owner	149020b13500co
(NAME)	(NAME)	
2232 Cottage Hill Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 587 **DEEDWARR**
09/13/2017 01:54:20 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20170913-0093648

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Steven Wayne Welch and Lena Hegi Welch, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Virginia Camacho and Manuela Yepez, joint tenants,** 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. 222 on the plan of Phase II, Piccadilly Square of record in Book 6250, Pages 92, 93 and 94, Register's Office for Davidson County, Tennessee.

Said lot No. 22 fronts 31.96 feet on the westerly margin of the terminus of the cul-de-sac of Cottage Hill Drive and extends back 129.05 feet on the northeasterly line and 130.3 feet on the southerly line to a broken line in the rear, measuring 186.67 feet thereon.

Being the same property conveyed to Steven Wayne Welch and wife, Lena Hegi Welch, by deed of record in Book 9070 , Page 484 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2232 Cottage Hill Dr., Antioch, TN 37013
(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 my/our hands this 11th day of September, 2017.

Steven Wayne Welch

Lena Hegi Welch

State of Tennessee
County of Davidson

Personally appeared before me Steven Wayne Welch and Lena Hegi Welch, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of September, 2017.

Notary Public
My Commission Expires: 12/20/20

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12477