Return To: 18-0034
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Bill Garrett Davidson County
Batch# 66142 DEEDWARR
03/07/2018 11:00:09 AM 2 pgs
Fees: $13.00 Taxes: $606.80

20180307-0021490

STATE OF NC
COUNTY OF Cumberland

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00.

Kevin M. Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~12TH~~ 9th DAY OF FEBRUARY, 2018.

Charisse Brown
Notary Public

MY COMMISSION EXPIRES: 9-29-22
(AFFIX SEAL)

Charisse Brown
Notary Public
Cumberland County, North Carolina
My Commision Expires 09/29/2022

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067
File No.: HTF18-010062

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elise M. Irvine	First Bank	
(NAME)	(NAME)	
403 Lakebrink Way	38 Seaboard Lane Ste 205	096-16-0A-071.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty-Four Thousand And No/100 Dollars ($164,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KEVIN M. WELCH, A MARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELISE M. IRVINE, AN UNMARRIED WOMAN, 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 Unit No. 70 on the Plan of First Revision, Larchwood, Phase One, Section Three of record in Plat Book 6200, Page 697, 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 the same property conveyed to Stuart W. Welch and Deborah S. Welch, husband and wife and Kevin M. Welch, unmarried by Warranty deed from Marsha L. Henson of record in Instrument No. 20110527-0040975 Register's Office for Davidson County, Tennessee, dated May 26, 2011 and recorded on May 27, 2011.

Being the same property conveyed to Kevin M Welch, a married man, by Quit Claim Deed from Stuart W. Welch and Deborah S. Welch, husband and wife, of record in Instrument No. 20180307-0021489 Register's Office for Davidson County, Tennessee, dated January 31st, 2018 and recorded on 3-7-18.

unimproved ☐
This is improved ☒ property, known as 403 Lakebrink Way, Nashville, TN 37214
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Spouse of grantor has never occupied the said property as their primary residence.

Witness Kevin M. Welch, A MARRIED MAN this 9 day of February, 2013.

Kevin M. Welch

STATE OF NC
COUNTY OF Cumberland

On this the 12th day of February, 2018, before me personally appeared Kevin M. Welch, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of February, 2018.

Notary Public

My Commission Expires: 9-29-22

(SEAL)

Charisse Brown
Notary Public
Cumberland County, North Carolina
My Commision Expires 09/29/2022