B0436

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180215147** Bill Garrett Davidson County Batch# 75431 DEEDWARR 04/02/2018 01:22:27 PM 2 pgs Fees: $13.00 Taxes: $1,794.50 20180402-0030388	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Oliver Orr, Jr., and Stephen Oliver Orr, Sr. and Nicole Clark Orr 2815 W LINDEN AVE Nashville TN 37212-4710	New Owner	Tax Parcel ID No. 104-14-0-111.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gillian H. Welch and David Rawlings, as Joint Tenants with rights of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Oliver Orr, Jr., as to One-Half interest and Stephen Oliver Orr, Sr., and wife Nicole Clark Orr, as to One-Half interest** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the East 2 feet of the North part of Lot No. 30 and West 48 feet of the North part of Lot No. 31 on the Map of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 50 feet on the Southerly side of West Linden, formerly Sunset Avenue, and run back between parallel lines, 167 feet to a dead line.

Being the same property conveyed by Quit Claim Deed from Gillian H. Welch to Gillian H. Welch and David Rawlings, as Joints Tenants with rights of survivorship as recorded on the 14th day of March, 2001 in Instrument No. 20010314-0024154 and Warranty Deed from Robert E. Blazier, unmarried to Gillian Welch, unmarried as recorded on the 14th day of March, 2001 in Instrument No. 20010314-0024152, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELAIR, as recorded in Plat Book 332, Page(s) 6.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2815 W LINDEN AVE Nashville TN 37212-4710

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2018.

Gillian H. Welch

David Rawlings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gillian H. Welch and David Rawlings, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2018.

Notary Public

My Commission Expires:

