WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20
(AFFIX SEAL)

RETURN TO

PREPARED BY

STATE OF TENNESSEE NOTARY PUBLIC

DAVIDSON

Bill Garrett Davidson County
Batch# 80472 DEEDWARR
04/13/2018 10:01:03 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20180413-0034892

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-030260

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Timothy Hauck	Bank of America, N.A.	
(NAME)	(NAME)	
1209 Cedar Lane	P.O. Box 650070	118-05-0-002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Dallas, TX 75265-0070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($1,200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT JOSEPH WELHOELTER, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY HAUCK AND HOLLIS CALHOUN, HUSBAND AND WIFE, 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. 141 on the Plan of Victoria Place of record in Book 332, Page 10, 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 Robert Joseph Welhoelter and wife, Cristina Welhoelter by Warranty Deed from Robert Brady Fry and wife, Shanna Fry of record at Instrument No. 20041215-0149012, Register's Office for Davidson County, Tennessee, dated December 10, 2004 and recorded on December 15, 2004.

Being the same property conveyed to Robert Joseph Welhoelter, married by Quitclaim Deed from Robert Joseph Welhoelter and wife, Cristina Welhoelter of record in Instrument No. 20140428-0035624, Register's Office for Davidson County, Tennessee, dated April 14, 2014 and recorded on April 28, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1209 Cedar Lane, Nashville, TN 37212
(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.

Witness my/our hand(s) this the 10th day of April, 2018

Robert Joseph Welhoelter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of April, 2018, before me personally appeared Robert Joseph Welhoelter, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the10th day of April, 2018.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY