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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $449,000.00.

Affiant

Subscribed and sworn to before me this 9th day of May, 2018.

Notary Public
My Commission Expires: 6/24/2018

Bill Garrett Davidson County
Batch# 92599 DEEDWARR
05/15/2018 01:06:00 PM 2 pgs
Fees: $13.00 Taxes: $1,661.30
20180515-0046382

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

17-0640

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kyle V. Welch	Farmington Mortgage, a div of CapStar Bank	
5307 B Michigan Ave	2002 Richard Jones Road Ste 300A	091-07-0-472.00
Nashville, TN 37209	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Thomas R. Medlin, III, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kyle V. Welch and wife, Bailey Groetsch,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1216, Block 179, on the Plan of Plan No. 1, West Nashville of record in Plat Book 57, pages 74 and 75, 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 BEHG, LLC, a Tennessee limited liability company, by deed from Thomas R. Medlin, III, of record in Instrument Number 20170707-0068274, Register's Office for Davidson County, Tennessee.

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

The Subject property is neither the principal residence of Grantor nor his spouse nor any dependent.

This is improved property located at **5307 B Michigan Ave, Nashville, TN 37209.**

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 our hands this 9th day of May, 2018.

Thomas R. Medlin, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Thomas R. Medlin, III**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of May, 2018.



D. Shayne Adair, Notary Public

My Commission Expires: 6/24/2018