WARRANTY DEED

Bill Garrett
Batch# 96237
05/24/2018 09:27:24 AM
Fees: $13.00 Taxes: $369.29

Davidson County
DEEDWARR
2 pgs

20180524-0049742

DEAN T WOODS
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

State of Tennessee
County of Bedford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,809.21

Mary Katherine Welborn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2018

Dean T. Woods
Notary Public

MY COMMISSION EXPIRES: October 23, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hitchcock Title Company, 113 South Side Square, Shelbyville, TN 37160

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey B. Burt	Jeffrey B. Burt	073-16-0A-127.00
(NAME)	(NAME)	
127 Cumberland Trail	174 Greenfield Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lavergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Mary Katherine Welborn, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey B. Burt and Cristine M. Burt, 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 127 Cumberland Trail, Nashville, TN 37214
(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 16th day of May, 2018.

Mary Katherine Welborn
Mary Katherine Welborn

State of Tennessee
County of Bedford

Personally appeared before me Mary Katherine Welborn, with whom I am personally acquainted or proved identity to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of May, 2018.

Dean T. Woods
Notary Public Dean T. Woods
My Commission Expires: October 23, 2021

File No.: 20180460

DEAN T WOODS
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

The following real property located in Davidson County, Tennessee, to-wit:

Being Unit No. 127 as shown on the Plat of Cumberland Tract of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6216, page 528, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Amanda J. Browning to Mary Katherine Welborn, individually, which is recorded as Instrument No. 20180524-0049741. See also Quitclaim Deed from Amanda J. Browning as sole heir to the Estate of Randy L. Browning to Mary Katherine Welborn, dated March 2, 2017 and recorded as Instrument No. 20170510-0046366, Register's Office, Davidson County, Tennessee.

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