Karen Y Johnson Davidson County
Batch# 136712 DEEDWARR
09/04/2018 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20180904-0087453

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $975,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF SEPTEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-03-19

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC. 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4769B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank, please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| United Neighborhood Health Services, Inc. | New Owner | 133 15 0 139.00 |
| 419 Welshwood Drive | 2711 Foster Avenue | |
| Nashville, TN 37211 | Nashville, TN 37210 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**WELSHWOOD PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**UNITED NEIGHBORHOOD HEALTH SERVICES, INC., A TENNESSEE NONPROFIT CORPORATION**

HEREINAFTER CALLED THE GRANTEE(S), 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. 2 on the Plan of Resubdivision of Lot No. 9 of Section 9, Welshwood Park of record in Plat Book 4715, Page 157, 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 Welshwood Partnership, a Tennessee general partnership by warranty deed from Welshwood Associates, a general partnership of record in Book 8096, page 153, Register's Office for Davidson County, Tennessee, dated 04/17/1990 and recorded on 04/26/1990.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 419 Welshwood Drive, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 4th day of September, 2018.

Welshwood Partnership, a Tennessee General Partnership

BY: _____

Thomas C. Jessee, Partner

**STATE OF TENNESSEE**

**COUNTY OF WASHINGTON**

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Thomas C. Jessee**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of **Welshwood Partnership a Tennessee general partnership**, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand and official seal, this 4th day of September, 2018.

_____

Notary Public

CARLENE TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

My Commission Expires: 3/30/19

**File #: 18-4769B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

