# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152396 DEEDWARR
10/18/2018 11:11:13 AM 2 pgs
Fees: $13.00 Taxes: $791.80

20181018-0103433

KIMIE PEARL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
FEBRUARY 22, 2020
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/22/2020

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| SH Investments, LLC | Owner | 064160C05900CO |
| (NAME) 5001 Magnolia Estates Blvd. | (NAME) | |
| (ADDRESS) Mt. Juliet TN 37122 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I **Laurie Welch, an unmarried woman,** unmarried hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **SH Investments, LLC,** hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 66 on the Plan of Section Three, Wembley Downs, of record in Plat Book 8250, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lauri Welch by Warranty Deed from Brian A. Derrick and wife, Kathryn M. Thill Derrick, dated 04/28/2006 recorded 05/03/2006, of record in Instrument No. 20060503-0051194, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Laurie Welch, unmarried by Quit Claim Deed from Lauri Welch, dated 12/07/2006 recorded 12/13/2006, of record in Instrument No. 20061213-0153707, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 8250, Page 108; Covenants, conditions, easements and restrictions of record in Book 8304, Page 623, Amendment to Declaration of record in Book 8447, Page 633, Second Supplemental Declaration of record in Book 8646, Page 529, First Amendment to the Bylaws of record in Book 9522, Page 349; Charter of Wembley Downs Homeowners Association, Inc., of record in Book 8404, Page 718; Boundary Plat of record in Book 8250, Page 6, in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

File No.: 280311
Warranty Deed TN

This is improved ☒ 807 Bexhill Court, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 12th day of October, 2018.

Laurie Welch

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laurie Welch, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of October, 2018.

Notary Public:
My Commission Expires: 3.17.21

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY