Karen Y Johnson Davidson County
Batch# 172639 DEEDWARR
12/11/2018 12:34:50 PM 2 pgs
Fees: $13.00 Taxes: $569.09
20181211-0120544

WARRANTY DEED

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,807.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF November, 2018.

(Affix Seal) Notary Public

My Commission Expires: 6/18/19

MUSIC-H18343

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Music City Financial LLC	Music City Financial LLC	071.15-0-123.00
7703 North Lamar Blvd, Suite 205	7703 North Lamar Blvd, Suite 205	
Austin, TX 78752	Austin, TX 78752	

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 consideration, the receipt of which is hereby acknowledged, I/we, DAVID J. WELCH AND WIFE BONNIE V. WELCH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MUSIC CITY FINANCIAL LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A lot or parcel of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of Meridian Street at a point 50 feet south of the southeast corner of the property conveyed to Jesse B. Dillard by deed from Mrs. Eugenia F. Bowie, of record in Book 1536, Page 549, Register's Office, for said County; thence westwardly and parallel with Dillard's southerly line, 140 feet; thence southwardly 50 feet; thence eastwardly 140 feet to the westerly margin of Meridian Street; thence with said Street northwardly 50 feet to the beginning.

Being the same property conveyed to David J. Welch et ux Bonnie V. Welch by deed from David J. Welch et ux Lelea H. Welch (deceased) (via William A. Vernich, Trustee) of record in Book 11523, Page 430, recorded on 06/10/1999, Register's Office for Davidson County, Tennessee.

Further Vesting: Previously conveyed to David J. Welch et ux Lelea H. Welch by warranty deed from Leslie M. Bowden et ux Earline D. Bowden recorded 11/28/1977 in Book 5226, Page 892.

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

( ) unimproved
This is (X) improved property known as 1306 Meridian Street, Nashville, Tennessee 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 29th day of November, 2018 :

David J. Welch by Bonnie V. Welch, POA

Bonnie V. Welch

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named BONNIE V. WELCH, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee this 29th day of November, 2018.

Notary Public

My Commission Expires: 6/18/19

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Bonnie V. Welch, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David J. Welch and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said David J. Welch for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 29 day of Nov, 2018.

My Commission Expires:
6/18/19

Notary Public

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019