(1)

Karen Johnson Davidson County
Batch# 198860 DEEDWARR
02/25/2019 03:13:13 PM 2 pgs
Fees: $13.00 Taxes: $626.78

20190225-0017029

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,400.00

Affiant

Subscribed and sworn to before me, this 19TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deahna Welcher, an unmarried person	BancorpSouth Bank (NAME)	
1702 Sprucedale Drive (ADDRESS)	P.O. Box 3356 (ADDRESS)	175-2-B-180.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Tupelo, MS 38003-3356 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Morgan Vernell, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Deahna Welcher, an unmarried person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDON COUNTY, TENNESSEE, WITHIN THE CORPORATE LIMITS OF THE CITY OF ANTIOCH, AND BEING DESCRIBED AS FOLLOWS, TO-WIT. BEING ALL OF UNIT NO. 2602, ON THE PLAN OF OLD HICKORY COMMONS, SECTION TWO AND THREE, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20081117-0113467, AND FURTHER AMENDED IN INSTRUMENT NUMBER 20130322-0028759, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MORGAN VERNELL, A SINGLE PERSON, BY WARRANTY DEED FROM OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NUMBER 20170307-0022376, IN THE REGISTER'S OFFICE OF DICKSON COUNTY, TENNESS

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 1702 Sprucedale Drive, Antioch, TN 37013
(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 hand(s) this 19th day of February, 2019.

WARRANTY DEED
(Continued)

Morgan Vernell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Morgan Vernell, a single person, the herein 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, this the 19th day of February, 2019.

DANIEL WILHOIT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/11/2021

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072