# WARRANTY DEED

Karen Johnson Davidson County
Batch# 204096 **DEEDWARR**
03/11/2019 10:03:53 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190311-0021810

JM-Z-19-4612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Amanda Bisnar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/17/20
(AFFIX SEAL)

CHRISTINE N. MARON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Morgan Baltz**<br>**Landon Meldrum**<br>**Yvette Meldrum** | **NEW OWNER** | |
| (NAME)<br>**4612 Grinstead Place** | (NAME) | **61-3-61.00** |
| (ADDRESS)<br>**Nashville, TN 37216** | (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 consideration, the receipt of which is hereby acknowledged, **PAULA A. WELCH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MORGAN BALTZ, AN UNMARRIED WOMAN AND LANDON MELDRUM, AN UNMARRIED MAN AND YVETTE MELDRUM, A MARRIED WOMAN, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 14, Block K, on the Plan of Broadmoor, Section 2, of record in Plat Book 547, Page 174, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paula A. Welch by Warranty Deed from Nancy Jane Blackman, unmarried, recorded October 22, 2012 in Instrument No. 20121022-0096444, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4612 Grinstead Place, Nashville, Tennessee 37216**.

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), their heirs and 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), 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 the 15th DAY OF FEBRUARY, 2019.

Paula A. Welch

Paula A. Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULA A. WELCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212