WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Karen Johnson Davidson County
Batch# 213631 DEEDWARR
04/03/2019 02:48:02 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20190403-0030439

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lesley Welch	newowner	119 01 0 310.00
(NAME)	(NAME)	
316 Oriel Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kennon Askew a/k/a James Kennon Askew and Stephanie Askew, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lesley Welch, an unmarried woman**, hereinafter called the Grantees, 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. 100 on the Map of Overhill City and W. H. Fox Subdivision, a part of Cumberland Nurseries Subdivision, as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee. Said Lot 100 fronts 50 feet on the northerly side of Oriel Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Kennon Askew and Stephanie Askew, husband and wife, with tenancy by the entirety by Warranty Deed from Patricia C. Pewitt, an unmarried woman dated November 6, 2015 and recorded November 9, 2015 as Instrument No. 20151109-0113948, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 316 Oriel Ave, Nashville, TN 37210

File Number: GRN-1901873SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: H-B24-19-316

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 our hands this 2 day of April, 2019

Kennon Askew a/k/a James Kennon Askew by Stephanie Askew, Attorney in Fact

Kennon Askew a/k/a James Kennon Askew by Stephanie Askew, Attorney in Fact

Stephanie Askew

Stephanie Askew

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Stephanie Askew, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kennon Askew a/k/a James Kennon Askew, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Kennon Askew a/k/a James Kennon Askew, for the purposes therein contained.

Witness my hand and official seal, this the 2nd of April, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

File Number: GRN-1901873SSO