This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 221814 DEEDWARR
04/25/2019 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20190425-0037917

ADDRESS NEW OWNER:
Gilbert Anthony Wellinghurst
7421 Bidwell Rd
Joelton, Tennessee 37080

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FirstBank
318 Searboard Laen, Ste 205
Franklin, Tennessee 37067

MAP 014
GROUP
PARCEL 124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Constance D. Lieb, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Gilbert Anthony Wellinghurst, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 51 on a survey of Division No. 2, H. T. Hays Tract, described according to a survey by D. E Boner and E. Medlin, dated December 20, 1963, as follows:

Beginning at a point in the southwest margin of Old Clarksville Pike; thence south 59 deg. west 417.3 feet to a point; thence south 3 deg. 30 feet west 206.9 feet to a point; thence north 59 deg. east 533.7 feet to a point in the southwest margin of Bidwell Road; thence with the same margin of same, north 31 deg. west 170 feet to the beginning, containing 2.0 acres, more or less.

Being the same property conveyed to Constance D. Lieb, and husband Fred T. Lieb* by deed from Christopher S. Smith and wife, Angelia D. Smith of record in Instrument no. 20050406-0038106, Register's Office for Davidson County, Tennessee. *The said Fred T. Lied has since died on 5/31/2018 therefore leaving said property to his wife, Constance D. Lieb, as surviving tenant by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **7421 Bidwell Rd, Joelton, Tennessee 37080.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **24th** day of **April, 2019.**

Constance D. Lieb

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Constance D. Lieb, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of April, 2019.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $339,900.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of April, 2019.

NOTARY PUBLIC
My Commission Expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

