WARRANTY DEED

Karen Johnson Davidson County
Batch# 241129 **DEEDWARR**
06/10/2019 03:16:20 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20190610-0055581

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clayton C. McGee A/K/A Clayton McGee	Redstone Federal Credit Union	
(NAME)	(NAME)	
150 Welworth St.	220 Wynn Dr.	034 13 0 107.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Huntsville, AL 35893	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DON PAUL WATERN II, AS TRUSTEE OF THE SUCCESSOR TRUSTEES UNDER WELWORTH TRUST, DATED DECEMBER 27, 2018,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLAYTON C. MCGEE A/K/A CLAYTON MCGEE, AN UNMARRIED MAN,** 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. 17, Block "B", East Lawn, A Subdivision of Part of Edgemeade Farm, as shown on plat of record in Plat Book 547, Page 153-154, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Julie Dotson, married to Don Paul Watern II, as Trustee or the Successor Trustee under Welworth Trust, Dated December 27, 2018, as recorded on the 22nd day of January, 2019 in Instrument No. 20190122-0006129; Warranty Deed from Sarco, GP, a Tennessee general partnership to Julie Dotson, married, as recorded on the 27th day of December, 2017 in Instrument No. 20171227-0130920; Warranty Deed from Larry G. Sampson and husband, Billy C. Hennessee to Sarco, GP, a Tennessee general partnership, as recorded on the 14th day of November, 2017 in Instrument No. 20171114-0117001 and Scrivener's Affidavit in Instrument No. 20171227-0130919, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 150 Welworth St., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RUG-19-150

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 hand this 5th day of June, 2019

WELWORTH TRUST U/A/D DECEMBER 27, 2018

BY: Don Paul Watern II Trustee

DON PAUL WATERN, II, TRUSTEE

STATE OF Ohio

COUNTY OF Montgomery

Personally appeared before me, the undersigned notary public, Don Paul Watern, II with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Welworth Trust U/A/D December 27, 2018, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 5th day of June, 2019.

Notary Public

Commission expires:

NOTARIAL SEAL STATE OF OHIO

RONALD D. RYAN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
October 27, 2020