THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26246

TRACEY PERRY
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 727,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2019.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 267075 DEEDWARR
08/05/2019 02:39:15 PM 2 pgs
Fees: $13.00 Taxes: $2,691.75

20190805-0077580

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Lebs	NEW OWNER	MAP
505 Belle Post Road		PARCEL 116-13-0F-010.00
Nashville, TN 37205		
(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, **Christopher A. Welch and wife, Lauren S. Welch**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James A. Lebs and Patricia Lebs, husband and wife**

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 Unit No. 10 of Belle Post, established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 et seq.) and the provisions of the Declaration of Covenants, Conditions and Restrictions for Belle Post of record in Instrument No. 201511090113732, Amendments to the Declaration of Covenants, Conditions and Restrictions for Belle Post of record in Instrument No. 20151230-0131083, Instrument No. 20160115-0004321, Instrument No. 20160509-0045637 and in Instrument No. 20160720-0074834, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto (collectively the "Declaration"), to which Declaration reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Christopher A. Welch and Lauren S. Welch, husband and wife by General Warranty deed from West End Circle Properties, a Tennessee general partnership of record in Instrument No. 20170123-0006841 Register's Office for Davidson County, Tennessee, dated January 19, 2017 and recorded on January 23, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **505 Belle Post Road, Nashville, TN 37205.**

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 hand(s) this the 5th day of August, 2019.

Christopher A. Welch

Lauren S. Welch

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

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

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

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lauren S. Welch** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

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

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public