TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2019.

Notary Public

My commission expires: 9-6-22

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RETURN T
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3010 WEST END AVE.
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 267257 DEEDWARR
08/06/2019 09:03:39 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50

20190806-0077820

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Christopher Welch and Lauren S. Welch	F & M Bank	**062-13-0-022**
3608 Brush Hill Court	50 Franklin Street	
Nashville, TN 37216	Clarksville, TN 37040	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steven Wiegel, a married man and Michael Valdes, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Welch and Lauren S. Welch, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 3 and the easterly one half of Lot No. 2 on the map of the subdivision of part of Lot No. 28 in Riverwood Subdivision, of record in Book 843, page 11, Register's Office for said County.

Said Lot No. 3 and part of Lot No. 2 fronts together 150 feet on the Northerly side of Glenshade Drive and runs back between line 186 1/2 feet on the Easterly line of Lot No. 3 and 215 feet, more or less, on the West line of part of Lot No. 2, to a 40 foot court on which they measure 100 feet, more or less.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the map of the re-subdivision of part of Lot No. 28 in Riverwood Subdivision, of record in Book 843, page 11, Register's Office for said County, and described as follows:

Beginning in a point in the Northerly margin of Glenshade Drive being the Southwesterly corner of the land conveyed to the said John Mason Wilbur and wife, by deed from Thelma S. Booth and husband, Erwin T. Booth, of record in Book 1315, page 493, said Register's Office, and 50 feet Easterly from the Southwesterly corner of Lot No. 2 and the Southeasterly corner of Lot No. 1; thence in a Westerly direction along the Northerly margin of Glenshade Drive, 28 feet to a point; thence Northerly in a straight line 222 feet more or less, to a point in a Southerly margin of a 40 foot court; being in the Northwesterly corner of the Wilbur lands and 40 feet Easterly from the Northwesterly corner of the Wilbur lands and 40 feet Easterly from the Northwesterly corner of Lot No. 2 and the Northeasterly corner of Lot No. 1; thence with Wilbur's westerly line 219 feet to the point of beginning.

Tract III:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the map showing subdivision of part of Lot No. 28 in Riverwood Subdivision, as of record in Book 843, page 11, Register's Office for Davidson County, Tennessee. Said part of Lot No. 4 is described as follows:

Beginning at the southwesterly corner of Lot No. 4 being the Southeasterly corner of Lot No. 3 and running with the common line between Lots 3 and 4, 186.5 feet to the Northwesterly corner of Lot No. 4 (the Northwesterly corner of Lot No. 3) to a court and running thence with the Northerly line of Lot 4, 25 feet to the Northeasterly corner of Lot No. 4; thence running with the Northeasterly line of Lot No. 4, 107 1/2 feet to a point in said line; running thence in a Southerly direction to a point in the margin of Glenshade Drive 20 feet East of point of beginning, and running thence in a Westwardly direction with the Northerly margin of said Glenshade Drive, 20 feet to the point of beginning.

Included in the above description of Tract No. III, but expressly Excluded from this conveyance are the following previous conveyances:

Deed from Genevieve Leatherwood Wilbur to Ray Gullett and wife, Vernette E. Rouse Gullett of record in Book 1849, page 483, Register's Office for Davidson County, Tennessee; Deed from Genevieve Leatherwood Wilbur to John T. Benson, III and wife, Jane Cartwright Benson of record in Book 2104, page 193, Register's Office for Davidson County, Tennessee; and deed from Genevieve Leatherwood Wilbur to John T. Benson, III and wife, Jane C. Benson, of record in Book 2806, page 437, Register's Office for Davidson County, Tennessee.

Tract IV:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Resubdivision of Lot No. 28 on the Plan of Riverwood Subdivision, as of record in Book 843, page 11, Register's Office for said County, and as shown on survey made by James A. Hamilton, Jr., Surveyor dated 9/3/1958, described as follows:

Beginning at a stone column in the Northwesterly corner of Lot No. 4 (the Northeasterly corner of Lot No. 3); thence, leaving said corner, South 83 degrees 42' West 11.94 feet to a point; thence South 15 degrees 45' East 13 feet to a point in the Easterly line of Lot No. 3; thence along the Easterly line of Lot No. 3, 19.04 feet to the point of beginning.

Being the same property conveyed to Elizabeth B. Hill, unmarried by Warranty deed from Pam Schoon, unmarried of record in Instrument No. 20000505-0045402 Register's Office for Davidson County, Tennessee, dated April 26, 2000 and recorded on May 05, 2000.

Being the same property conveyed to Steven Wiegel, a married man and Michael Valdes, a married man, as tenants in common, by Warranty Deed from Elizabeth B. Hill, an unmarried woman of record in Instrument No. 20181206-01192211 Register's Office for Davidson County, Tennessee, dated December 4, 2018 and recorded on December 6, 2018.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouses have not acquired any interest in the property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 3608 Brush Hill Court, Nashville, TN 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 HANDS EFFECTIVE AS OF 6th day of August, 2019:

Steven Wiegel by Michael Valdes, his Attorney-In-Fact

Michael Valdes

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

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

Witness my hand, at office, this the 6th day of August, 2019.

My Commission Expires: 9/7/2020

Notary Public

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Michael Valdes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Steven Wiegel ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 6th day of August, 2019.

My Commission Expires: 9/7/2020

Notary Public

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

20191426R