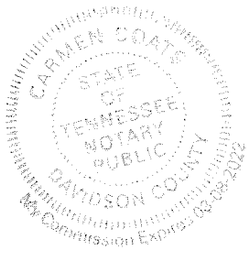
Karen Johnson Davidson County
Batch# 280881 DEEDWARR
09/05/2019 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20190905-0089707




# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF SEPTEMBER, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher Welch a single man | CARDINAL FINANCIAL CO (NAME) | |
| 123 Highland Villa Dr (ADDRESS) | 3701 ARCO CORPORATE DR #200 (ADDRESS) | 161-14-0B-123.00-CO |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | CHARLOTTE, N C 28273 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Amy N. Wheeler f/k/a Amy N. Bolton and husband, Casey W. Wheeler, as tenants by the entireties, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher Welch a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

UNIT 123, HIGHLAND VILLAS CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 7278, PAGE 312, AMENDED IN BOOK 7347, PAGE 717, BOOK 7352, PAGE 630, BOOK 7467, PAGE 850, BOOK 7470, PAGE 153, BOOK 7600, PAGE 361, BOOK 8173, PAGE 84, BOOK 8199, PAGE 149, BOOK 8765, PAGE 610, AND BOOK 10871, PAGE 232, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.BEING THE SAME PROPERTY CONVEYED TO AMY N. BOLTON, UNMARRIED BY WARRANTY DEED FROM APRIL LEIGH WRIGHT WHITE AND BARRETT R. WHITE, WIFE AND HUSBAND OF RECORD IN INSTRUMENT NO. 20051101-0131947 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 31, 2005 AND RECORDED ON NOVEMBER 01, 2005. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $152,500.00.)BEING THE SAME PROPERTY CONVEYED TO AMY N. WHEELER F/K/A AMY N. BOLTON AND HUSBAND CASEY W. WHEELER , AS TENANTS BY THE ENTIRETIES BY QUIT CLAIM DEED FROM AMY N. WHEELER F/K/A AMY N. BOLTON OF RECORD IN INSTRUMENT NO. 20150421-0035387 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 14, 2015 AND RECORDED ON APRIL 21, 2015. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $0.00.) BEING ALSO KNOWN AS 123 HIGHLAND VILLA DR 123 NASHVILLE, TENNESSEE 37211.

BEING THE SAME PROPERTY CONVEYED TO AMY N. WHEELER F/K/A AMY N. BOLTON AND HUSBAND CASEY W. WHEELER AS TENANTS BY THE ENTIRETIES BY DEED FROM AMY N. WHEELER F/K/A AMY N. BOLTON OF RECORD BY INSTRUMENT NO. 20150421-0035387, REGISTER' OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS ONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 123 Highland Villa Dr, Nashville, TN 37211
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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

# WARRANTY DEED
(Continued)

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 hand(s) this 3rd day of September, 2019.

Amy N. Wheeler

Casey W. Wheeler

STATE OF Georgia

COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy N. Wheeler and husband, Casey W. Wheeler, as tenants by the entireties, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of September, 2019.

Notary Public

My Commission Expires:

(SEAL) 2/21/22

KRISTIN CAMPBELL
NOTARY PUBLIC
My Commission Expires
02-01-2022
GWINNETT COUNTY, GEORGIA

**RETURN TO:**
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

# True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022