THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 362406 **DEEDWARR**
02/24/2020 12:10:08 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200224-0020199

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00

Affiant

Subscribed and sworn to before me, this 20 day of February, 2020.

Notary Public
My Commission Expires:

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
William Eugene Welch 2932 Southlake Drive Nashville, TN 37211	New Owner	Tax Parcel ID No. 119-15-0-065.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICOLE BARCLAY, A MARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WILLIAM E. WELCH, AN UNMARRIED MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, as shown on the map entitled the Plan of Section Three, Southlake Subdivision, of record in Book 2331, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NICOLE BARCLAY, A MARRIED WOMAN, by deed from JOHN. W. NORRIS, UNMARRIED, of record as Instrument No. 20180905-0087748, dated August 31, 2018, said Register's Office.

Subject property has never been the primary residence of Grantor.

This is improved property commonly known as: **2932 Southlake Drive Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES-20-2982

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of February, 2020.

Nicole Barclay by Amanda Hoffman, Atty-in-fact
NICOLE BARCLAY, BY: AMANDA HOFFMAN
ATTORNEY – IN - FACT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **AMANDA HOFFMAN.** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **NICOLE BARCLAY**, as Attorney – In – Fact, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My commission expires:_____