Karen Johnson Davidson County
Batch# 379429 DEEDWARR
03/30/2020 01:03:20 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20200330-0033981

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-18-23
(AFFIX SEAL)

CECILIA KENDALL NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael William Clark	New American Funding	Parcel ID: 133 15 0 041.00
(NAME) 331 Elysian Fields Rd.	(NAME) 14511 Myford Road Suite 100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Tustin, CS 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carol Welker Vick, an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael William Clark, 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, Being Lot No. 50 on the Plan of Paragon Hills, of record in Book 3300, Page 100, Register's Office for Davidson County, Tennessee.

Said lot No. 50 fronts 59.1 feet on the southeasterly side of Elysian Fields road and Extends back 186.0 feet on the northeasterly line and 180.7 feet on the Southwesterly line to a dead line in the rear measuring 45.0 feet thereon.

Being the same property conveyed to Bernard F. Welker and wife, Rose M. Welker by Warranty Deed from Thomas G. Rucker and wife, Ruby B. Rucker dated November 21, 1978 and recorded November 27, 1978 in Book 5367, Page 687, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bernard Francis Welker and wife, Glenda F. Welker by Quitclaim Deed from W.G. Traber dated July 01, 1982 and recorded July 01, 1982 in Book 5905, Page 501, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bernard F. Welker by Quitclaim Deed from Glenda F. Welker dated July 02, 1986 and recorded July 25, 1986 in Book 6928, Page 981, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Theresa Welker Adams, Carol Welker Vick, Anna Welker Baugh, and Patricia Welker Carter, as Co-Tenants in common, each owning a one-fourth (1/4) interest by Quitclaim Deed from Bernard F. Welker and wife Jo Ann Welker dated July 16, 2007 and recorded October 04, 2007 as Instrument No. 200710040118294, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Bernard F. Welker, reserving life estate and Carol Welker Vick, an unmarried woman, by Quitclaim Deed from Theresa Welker Adams, Carol Welker Vick, Anna Welker Baugh, and Patricia Welker Carter, as Co-Tenants in common, each owning a one-fourth (1/4) interest dated March 23, 2013 and recorded June 25, 2013 as Instrument No. 20130625006524, in said Register's Office for Davidson County, Tennessee. Bernard F. Welker having since died on December 20, 2010 therefore ceasing his life estate interest.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 331 Elysian Fields Rd., Nashville, TN 37211

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 hands this 24th day of March, 2020

Carol Welker Vick

Carol Welker Vick

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Carol Welker Vick, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024