THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 20062788S**	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 29th day of July, 2020. Notary Public My Commission Expires: 5/3/21

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

Karen Johnson Davidson County
Batch# 449077 DEEDWARR
08/03/2020 02:41:32 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20200803-0085495

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily McMichael 815 Beazer Lane Antioch TN 37013	New Owner	Tax Parcel ID No. 163 11 0C 053.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Catherine A. Welch, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily McMichael, unmarried,** ("Grantees"), its 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. 53 on the Plan of REVISED BELL FORGE VILLAGE III SECTION FIVE, as shown on plat of record in Plat Book 6900, Page 632, and Surveyor's certificate of correction recorded in Book 7524, Page 552, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Charles L. Welch, Jr. and Wife, Catherine A. Welch, by Warranty Deed from Frances P. Erwin, Unmarried, of record in Book 9639, Page 546, in the Register's Office of Davidson County, Tennessee, dated April 04, 1995 and recorded on April 06, 1995. Charles L. Welch Jr. having since died on September 5, 2019 leaving Catherine A. Welch as the sole tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED BELL FORGE VILLAGE III SECTION FIVE, as recorded in Plat Book 6900, Page(s) 632 and Surveyors Certificate of Correction recorded in Book 7254 and Page 552.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONDOMINIUM PLAT BELL FORGE VILLAGE III SECTION FIVE, as recorded in Plat Book 6900, Page(s) 628.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6040, Page 538, and amended in Book 6651, Page 207 and Instrument Nos. 20061229-0160925 and 20190214-0014097.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7224, Page 209; Book 7461, Page 530; as amended in Book 7464, Page 967; Book 7508, Page 659 and Instrument Nos. 20010627-0068130; 20200128-0010111; 20200206-0013996.

Easement for Sanitary Sewer, recorded in Book 7026, Page 922; Book 9207, Page 495.

Easement for Water Main, recorded in Book 9207, Page 499.

Easement for Ingress and Egress, recorded in Book 7224, Page 246.

Agreement for Use of Dumpster Facility as set forth in instrument recorded in Book 7224, Page 195.

This is improved property located at 815 Beazer Lane Antioch TN 37013

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2020.

Catherine A. Welch

Catherine A. Welch

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine A. Welch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2020.

Constandina A. Markou

Notary Public
My Commission Expires: Nov. 9, 2022

