Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/19/02 15:24 2pgs
Fees:13.00 Taxes:480.63
20020219-0021114

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR RECORDING TAX PURPOSES IS $129,900.00

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **February, 2002** between **ALLEN L. BELCHER and BARBARA G. BELCHER, husband and wife** , GRANTOR, and **ROBERT H. STIMMEL and RACHEL F. STIMMEL, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **GOODLETSVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 of Windsor Green Subdivision, Phase 1, of record in Plat Book 8250, Page 995, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Allen L. Belcher, married by deed from Dial Properties, LLC of record in Instrument No. 20010306-0020923, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters in plat of record in Book 8250, Page 995; Declaration of Covenants, Conditions and Restrictions of record in Book 11164, Page 69, Amended of record in Instrument No. 20011108-0122758; Easement for Water Lines of record in Book 4377, Page 94; Easement for Sanitary Sewers of record in Book 6117, Page 290; Cable Television Easement and Maintenance Agreement of record in Book 11534, Page 618; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Allen L Belcher
ALLEN L. BELCHER
Signature of Seller

Barbara G Belcher
BARBARA G. BELCHER
Signature of Seller

By Attorney in Fact
Allen L Belcher

INDIVIDUAL)
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Allen L. Belcher,** the within names bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, **2002.**

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALLEN L. BELCHER,** 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 **BARBARA G. BELCHER,** who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of said **BARBARA G. BELCHER** by Limited Power of Attorney being recorded simultaneously herewith.

Witness my hand, at office, this 14th day of February, 2002.

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE TENN.

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

ROBERT H. STIMMEL and RACHEL F. STIMMEL
216 Wyndom Court
Goodlettsville, TN 37072

Property Address:

612 Wyndom Court
Goodlettsville, TN 37072

Person Responsible for Taxes:

Robert H. and Rachel F. Stimmel
216 Wyndom Court
Goodlettsville, TN 37072

Map #: 26-6
Parcel #: 8

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$129,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Gail Marshall
Affiant

Sworn to and subscribed before me, a Notary Public, this ___ day of January, **2002.**

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

Notary Public

My Commission Expires: _____

BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS DRIVE
HERMITAGE, TN 37076