AFTER RECORDING, RETURN TO: Mt. Juliet Title, LLC
2310 N. Mt. Juliet Road
Mt. Juliet, TN 37122

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/06 13:19 2 pgs
Fees:13.00 Taxes:641.95
20060404-0038511

NATALIE MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$173,500.00.**

Affiant

Subscribed and sworn to before me this 30th day of March, 2006

Notary Public
My Commission expires: 01-05-2010
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Sarah E. Belcher | Guaranty Trust | 104-14-0D-23.00CO |
| 2723 Linmar Avenue | 316 Robert Rose Drive | |
| Nashville, TN 37215 | Murfreesboro, TN 37129 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jennifer Gearhart, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sarah E. Belcher, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 2723 on the plan of Linmar Place III, as shown on a plan marked Exhibit "C" in Master Deed of record in Book 7887, page 558, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Jennifer Gearhart, unmarried, by deed from Tiffany Block, on October 21, 2002, of record in Instrument Number 20021030-0132985, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 104-14-0D-23.00CO.
- Subject to all matters as shown on the Plan of record in Book 7887, page 558, Register's Office Davidson County, Tennessee.
- Utility Easement of record in Book 4740, page 21, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 7887, page 558, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8103, page 984, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2723 Linmar Avenue, Nashville, TN 37215**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 30, 2006.

Jennifer Gearhart

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jennifer Gearhart, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 30, 2006

My commission expires 01-05-2010

Natalie Marsh
Notary Public

NATALIE MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY