RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Sta. 110
Nashville, TN 37215
FTEC File # 30641
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20120055694 DEEDWARR
Recvd: 07/30/12 10:59 2 pgs
Fees:13.00 Taxes:351.50
20120730-0066813

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
12-0359T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ____ day of July, 2012.

Notary Public
Commission Expiration:

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Jeremiah D. Belcher 3124 Crosswood Drive Nashville, TN 37214	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	Map 96-11-0 Parcel 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kelly G. Austin and Linda Sloan Simmons

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremiah D. Belcher, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 525 on the Plan of Cloverhill, Section VIII, as shown on plan of record in Plat Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Kelly G. Austin, and Linda Sloan Simmons, as joint tenants with right of survivorship, by Quitclaim Deed dated June 10, 2005 from Kelly G. Austin, unmarried and filed of record on June 15, 2005 in Instrument No. 20050615-0068508, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **3124 Crosswood Drive Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 my hand this 26 day of July, 2012.

Kelly G. Austin

Kelly G. Austin

Linda Sloan Simmons By Kelly G Austin Her attorney-in-Fact

Linda Sloan Simmons by Kelly G. Austin, her 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, **Kelly G. Austin** 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 and official seal at Hermitage, Tennessee this 26 day of July, 2012.

ROBBIN TEASLEY
STATE OF TENNESSEE
Notary Public
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26 day of July, 2012, before me personally appeared **Kelly G. Austin** to me known to be the person who executed the foregoing instrument in behalf of ~~Linda Sloan~~ **Simmons** as Attorney in Fact, and who acknowledged that he executed the same as the free and deed of said Linda Sloan Simmons.

Witness my hand and official seal.

ROBBIN TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Notary Public
Commission Expiration: