BILL GARRETT, Davidson County
Trans:T20130078700 DEEDWARR
Recvd: 09/11/13 11:11 2 pgs
Fees:13.00 Taxes:606.80

20130911-0095877

# WARRANTY DEED

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 164,000.00

Affiant

Subscribed and sworn to before me this the 6 day of September 2013.

Notary Public

My commission expires: 10/18/16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Amanda K. Belcher | New Owner | **Map 172-15-0-A Parcel 003-00CO** |
| **2845 Call Hill Road** | | |
| **Nashville, TN 37211** | | |

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

**Stacy S. Sams, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Amanda K. Belcher**

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, Tennessee, being Lot No. 3, on the Plan of Holt Woods, Section One, of record in Book 7900, Pages 878 and 879, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Stacy S. Sams, unmarried, by Deed from Margaret L. Wilburn nka Margaret L. Sobaszko, dated June 30, 1999, of record in Book 11562, Page 974, Register's Office for Davidson County, Tennessee.**

**This instrument is being executed on behalf of Stacy S. Sams, pursuant to a Power of Attorney executed by same on the 30 day of July, 2013, of record in Instrument No. 20130911-0095876 Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is improved property known as 2845 Call Hill 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 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 my/our hand(s) this 31st day of August 2013.

Stacy S. Sams by Katrina J. Nidiffer, Attorney-in-Fact

Stacy S. Sams by Katrina J. Nidiffer, Attorney-in-Fact

State of Tennessee
County of

On this 31st day of Aug. 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Katrina J. Nidiffer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Stacy S. Sams**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Stacy S. Sams**, for the purpose therein contained, by signing the name of **Stacy S. Sams**, by herself as Attorney-in-Fact.

Witness my hand and official seal.

RANDAL KELLY CRAIG NOTARY PUBLIC 5/16/15 CARTER COUNTY, TN

Notary Public

My commission expires: 5/16/15