WARRANTY DEED 17709

Record and Return
Tennessee Title Services
101 Springhouse Ct s-202
Hendersonville, TN 37075

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$102,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2016~~. 10-18-16

(AFFIX SEAL)

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ledis Dinora Peralta	**First Bank**	**096-11-0 158.00**
(NAME)	(NAME)	
619 Paces Ferry Drive	**3500 Blue Lake Drive, Suite 325**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Birmingham, AL 35243**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael L. Belmont**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ledis Dinora Peralta**, 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. 121 on the Plan of Hickory Bend, Section 1 of record in Plat Book 3300, Page 38, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael L. Belmont by deed of record in Instrument 20140212-0012484, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Michael L. Belmont as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20140403-0027933 **, in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **619 Paces Ferry Drive, Nashville, TN 37214**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20140022662 DEEDWARR
Recvd: 04/03/14 15:35 2 pgs
Fees:13.00 Taxes:377.40

20140403-0027934

Witness my/our hand(s) this 31st day of March, 2014.

Michael L. Belmont By

Michael L. Belmont
By: Donna Ritter, Attorney-in-Fact

Donna Ritter Atty in Fact

State of Tennessee County of Rutherford

On this 31st day of March, 2104 before me personally appeared Donna Ritter, the person who executed the foregoing instrument on behalf of Michael L. Belmont, and acknowledged that she executed the same as the free act and deed of the said Michael L. Belmont, through Power of Attorney granted her, by the said Michael L. Belmont.

Lori Holloway

Notary Public

Commission Expires:5/23/16

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY