BILL GARRETT, Davidson County
Trans:T20140034192 DEEDWARR
Recvd: 05/16/14 09:32 2 pgs
Fees:13.00 Taxes:610.13

20140516-0042089

WARRANTY DEED

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $164,909.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF MAY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4·25·2016

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6237 BELCHER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Christopher J. Belcher and Stephanie D. Belcher	Guaranty Trust Company	151-01-0A-015.00 CO
3757 Waterford Way	316 Robert Rose Drive	
Antioch, TN 37013	Murfreesboro TN 37129	

FOR AND IN 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 ACKNOWLEDGE, WE,

WILLIAM P. RILEY AND WIFE, AMY J. RILEY

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

CHRISTOPHER J. BELCHER AND STEPHANIE D. BELCHER, HUSBAND AND WIFE

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 15, CHATHAM POINT, as shown on plat of record in Plat Book 6900, Pages 444-447, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William P. Riley and wife, Amy J. Riley by Warranty Deed from Dean C. Germain, recorded on the 5th day of June, 2006 in Instrument No. 20060605-0066000, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHATHAM POINT, as recorded in Plat Book 6900, Page(s) 444 thru 447, Register's Office of Davidson County, Tennessee.

c. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7358, Page 656, amended in Book 7538, Page 792, Book 7599, Page 812 and Book 8667, Page 381 , Register's Office of Davidson County, Tennessee.

d. Terms and provisions of by-Laws recorded in Book 8679, Page 446, Register's Office of Davidson County, Tennessee.

e. Charter of Chatham Point Homeowners Association, Inc. recorded in Book 7597, Page 977, Register's Office of Davidson County, Tennessee.

This is improved property known as 3757 Waterford Way, Antioch, TN 37013

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 in 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 our hand on the 14th day of May, 2014.

William P. Riley

Amy J. Riley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM P. RILEY AND AMY J. RILEY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 2014.

Notary Public J. Carlton Drumwright

My Commission Expires: October 02, 2017