(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

LESLEY E MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 23 day of September, 2014.

Notary Public
My commission expires: _____

05-1406-66278

Address of New Owner:	Send Tax Bills to:	Tax Information
Erin A. Belt 8256 Persia Way Nashville TN 37211	New Owner	172-12-0-D-466.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lisa Giffen and Clayton Giffen, wife and husband, hereinafter referred to as Grantors; have bargained and sold, and do hereby transfer and convey to Erin A. Belt, hereinafter called the Grantees, their successors 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. 512, on the Plan of Town Center Homes at Lenox Village, Section III, of record in Instrument No. 20060118-0006550, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa McGuire, an unmarried woman and Clayton Giffen, an unmarried man by deed from Regent Homes LLC, a Tennessee Limited Liability Company, dated June 9, 2006, recorded June 13, 2006, of record in Instrument No. 20060613-0070401, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lisa Giffen and Clayton Giffen, wife and husband (erroneously referenced as husband and wife) by Quitclaim Deed from Lisa McGuire n/k/a Lisa Giffen and Clayton Giffen, dated May 24, 2013, recorded June 6, 2013, of record in Instrument No. 20130606-0057732, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8256 Persia Way, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20140073411 DEEDWARR
Recvd: 09/30/14 12:38 2 pgs
Fees:13.00 Taxes:647.50
20140930-0090069

XLG

X

WITNESS my hand this 22nd day of September, 2014.

Lisa Giffen

Clayton Giffen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisa Giffen and Clayton Giffen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22nd day of September, 2014.

X

Notary Public
State of Tennessee at Large

My Commission expires: 4/17/16

