BILL GARRETT, Davidson County
Trans:T20150015204 DEEDWARR
Recvd: 03/02/15 14:42 2 pgs
Fees:13.00 Taxes:2035.00
20150302-0018002

WARRANTY DEED

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF FEBRUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7322 STORCK CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Linda P. Storck	same	11614001400
114 Bellevue Drive S		
Nashville, TN 37205		

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,

MATTHEW R. FIELDS AND WIFE KATHRYN FIELDS

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

LINDA P. STORCK

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:

Being the Westerly part of Lot No. 11, on the map of Bransford Realty Company and Johnson Bransfords' Subdivision of part of a 40 acre tract and all of Lot 27 and part of Lot 28 in Deer Park Subdivision, Belle Meade, of record in Plat Book 421, Page 67, of the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description. Said part of Lot 11 fronts 100 feet on the Northerly side of Bellevue Drive South and runs back between lines, 252 feet on the Westerly side and 255 feet, more or less, on the Easterly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Matthew R. Fields and wife, Kathryn Fields by Deed from Theodore F. Wagner (aka Theodore F. Wagner, Jr.) and wife, Diane B. Wagner, recorded on the 23rd day of March, 2006 in Instrument No. 20060323-0033150, 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 2015 and thereafter, not yet due and payable.

b. City of Belle Meade taxes for the year 2015 and thereafter, for tax parcel identification number 11614001400, not yet due and payable.

c. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

d. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY CO'S, as recorded in Plat Book 421, Page(s) 67, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Brick Wall, recorded in Book 11356, Page 863.

f. Reciprocal Easement recorded in Book 10338, Page 903.

g. Permissive Easement for Driveway and Wall Encroachment recorded in Book 8572, Page 41.

h. Sewer Easement recorded in Book 5787, Page 51.

This is improved property known as 114 Bellevue Drive S, Nashville, TN 37205

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,

This is improved property known as 114 Bellevue Drive S, Nashville, TN 37205

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 26th day of February, 2015.

+ _____

Matthew R. Fields

+ _____

Kathryn Fields

STATE OF VA

COUNTY OF CHESTERFIELD

Personally appeared before me, a Notary Public of said County and State, MATTHEW R. FIELDS AND KATHRYN FIELDS, 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 CHESTERFIELD Co. VIRGINIA, this 26th day of February, 2015.

JOSHUA F. SNIDER
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #336793
My Commission Expires Oct. 31, 2015

_____

Notary Public

My Commission Expires: 10/31/15