WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00

Todd Richards
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28 DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/8/18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1517B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nathan Taylor	NEW OWNER	135-16-0A-041.00-CO
2453 Ravine Drive		
Nashville, TN 37217-3612		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DANIEL BELCHER AND ALEXANDRA BELCHER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NATHAN TAYLOR AND TERESE TAYLOR, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 57 on the Plan of Subdivision for Tracts 8, 9, & 10 of Nashboro Village of record in Plat Book 5200, Page (s) 186 through 189, inclusive and amended in Book 7024, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Belcher and Alexandra Belcher, husband and wife by Warranty deed from Noelle R. Williams, unmarried now known as Noelle Adelaide Rose, unmarried of record in Instrument No. 20080416-0038608 Register's Office for Davidson County, Tennessee, dated April 15, 2008 and recorded on April 16, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 186 through 189, inclusive and amended in Book 7024, Page 64, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Book 5465, Page 561, Book 5588, Page 429 and Book 7751, Page 907, Register's Office for Davidson County, Tennessee.

Charter of record in Book 4828, Page 434 and Book 5576, Page 419, in the Register's Office for Davidson County, Tennessee.

Easement to Colonial Pipeline of record in Book 3955, Page 180, Book 4588, Page 473, Register's Office for Davidson County, Tennessee and Minute Book 75, Page 192, Chancery Court for Davidson County, Tennessee.

Overhead Power Line Easements of record in Book 4821, Page 111, Register's Office for Davidson County, Tennessee.

By-Laws of Nashboro Village Sites 8, 9, and 10 Homeowners Association recorded on September 14, 2015 of record in Instrument Number 20150914-0093006, in the Register's Office for Davidson County, Tennessee.

Easement for TVA Line Easement of record in Book 437, Page 14, Register's Office for Davidson County, Tennessee.

Perpetual Easement of record in Book 7045, Page 921, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

BILL GARRETT, Davidson County
Trans:T20160000702 DEEDWARR
Recvd: 01/05/16 10:14 2 pgs
Fees:13.00 Taxes:703.00
20160105-0000745

This is property known as 2453 Ravine Drive, Nashville, TN 37217-3612

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 my hand on the 23 day of December, 2015.

Daniel Belcher

Alexandra Belcher

STATE OF TEXAS

COUNTY OF Tarrant

Personally appeared before me, a Notary Public of said County and State, DANIEL BELCHER AND ALEXANDRA BELCHER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of December, 2015.

Notary Public

My Commission Expires: 7/11/17

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 07-11-2017
Notary ID 129485920

File #: 15-1517B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 190
Brentwood, TN 37027

Main Street Title & Ins
2231 N. Mt. Juliet Rd, #203
Mt Juliet, TN 37122