# WARRANTY DEED

File #16027

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Kristin Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160011381 DEEDWARR
Recvd: 02/10/16 15:15 2 pgs
Fees:13.00 Taxes:832.50
20160210-0012962

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Noel Pipkin | Fdm BANK | -073-05-0-068.00 |
| (NAME) | (NAME) | |
| 508 Riverwood Circle | 50 FRANKLIN ST. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216-3520 | CLARKSVILLE, TN 37040 | |
| (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, I, **Daniel R. Belk husband, Erin O. Belk, his wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Noel Pipkin, single man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 2 on the Plan of Addition No. 2 to Riverwood Heights Subdivision of record in Plat Book 1835, Page 74, 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 R. Belk husband, Erin O. Belk, his wife by Warranty deed from Stone Horse Real Estate Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20140728-0066921 Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on July 28, 2014. (Value of consideration shown in aforementioned deed $170,000.00.) Being also known as 508 Riverwood Circle Nashville, TN 372163520.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 508 Riverwood Circle, Nashville, TN 37216-3520

(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.

Witness my hand this 9th day of February, 2016.

Daniel R Belk, by Leslie Membrillo, attorney in fact

**Daniel R. Belk, by Leslie Membrillo attorney-in-fact**

Erin O. Belk, by Leslie Membrillo, attorney in fact

**Erin O. Belk, by Leslie Membrillo attorney-in-fact**

STATE OF TN

COUNTY OF Davidson

On this 9th day of February, 2016, before me personally appeared Leslie Membrillo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Daniel R. Belk and Erin O. Belk, and who acknowledged that he/she executed the same as the free act and deed of Daniel R. Belk and Erin O. Belk pursuant to a validly executed power of attorney recorded simultaneously herewith in Instrument No. 20160210-0012960 & 20160210-0012961, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 9th day of February, 2016.

My Commission Expires: 7.3.2017

NOTARY PUBLIC

Julie Hamilton
State of Tennessee Notary Public
Davidson County

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206