Davidson County DEEDWARR
Recvd: 06/22/16 12:34 3 pgs
Fees:18.00 Taxes:788.10
20160622-0063611

Prepared by:
Realty Title & Escrow Company, Inc.
2204-A Madison Street
Clarksville, TN 37043

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $. 213,000.00

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Affiant

Subscribed and sworn to before me, this 17th day of June, 2016.

Notary Public
My commission expires: 9/4/19

14-1605-147531

Address of New Owner:	Send Tax Bills to:	Tax Information:
Heather Bunce	New Owner	064-08-0-007.00
4856 Cascade Dr		
Old Hickory TN 37138		

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, **Gary Belcher and Latessa Belcher, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Heather Bunce* and **Marc Simpkins**, 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:

*an unmarried woman
**an unmarried man

Land in Davidson County, Tennessee, being more particularly described as follows:

Tract One:
Being Lot No. 300 on the Plan of Sherwood Forest, Section 4, of record in 4460, Pages 182 and 183, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract Two:
A tract of land in the Second, formerly the Fourth Civil District of Davidson County, Tennessee, and adjoining, on the west side, Lot No. 300 on the Plan of Sherwood Forest, Section IV, of record in 4460, Pages 182 and 183, Register's Office for said County, to which plan reference is hereby made for a more complete description, and being more fully described as follows:

This tract shall be bounded on the east side by said Lot 300, and on the north by the prolongation of said lots north line, westwardly 63 feet, more or less, to a tree and fence row, on the south by the prolongation of the south line of said lot westwardly 38 feet, more or less, to a fence and tree row and on the west by a fence and tree now measuring 96.7 feet, more or less, thereon.

For informational purposes only: prior deed references subject property to contain an area of 3972 square feet, more or less.

Being the same property conveyed to Ronald Coin by deed from Gilbert S. Merritt, Jr., unmarried and Angie Cantrell Merritt Donelson, unmarried, dated October 23, 1981, recorded November 4, 1981, of record in Book 5815, Page 542, Register's Office for Davidson County, Tennessee, as to Tract 2. The said Ronald Coin having since died on December 11, 2014 and his estate is in Probate Case 15P-533 of Davidson County Seventh Circuit Court, Probate Division. Michael Castellarin was appointed Administrator of the estate by Order in Probate Case 15P533.

Also, being the same property conveyed to Ronald Coin and wife, Barbara Coin by deed from Johnson Homes, Inc., dated May 21 1974, recorded May 29, 1974,

of record in Book 4819, Page 607, Register's Office for Davidson County, Tennessee, as to Tract 1.

Further being the same property conveyed to Gary Belcher and Latessa Belcher, husband and wife by deed from Michael M. Castellarin, Administrator for the Luther Ronald Coin a/k/a Ronald Coin, Estate, dated October 8, 2015, recorded October 16, 2015, of record in Instrument No. 20151016-0105477, 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 4856 Cascade Dr, Old Hickory, TN 37138.

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.

WITNESS my hand this 16th day of June, 2016.

x _____
Gary Belcher

x _____
Latessa Belcher

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Gary Belcher and Latessa Belcher**, 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 Mt. Juliet, TN, this 16th day of June, 2016.

_____
State of Tennessee at Large

My Commission expires: 04.03.2020

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY