# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160067343 DEEDWARR
Recvd: 08/04/16 12:09 2 pgs
Fees:13.00 Taxes:1924.00
20160804-0080888

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires OC 18, 2016

**THIS INSTRUMENT WAS PREPARED BY**
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Stephanie Rose-Belcher | HomeServices Lending, LLC | Map 82-9-V |
| (NAME) 1316 3rd Avenue | (NAME) 7601 Office Plaza Dr. North Suite 125 | Parcel 1.00 |
| (ADDRESS) Nashville, TN 37208 | (ADDRESS) West Des Moines, IA 50266 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joshua K. Miller, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephanie Rose-Belcher and William Belcher Jr., wife and husband, as Joint Tenants,** 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:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" in the Declaration of Covenants, Conditions, and Restrictions for Homes a 1318 3rd Avenue North. a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20130613-0060494, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua K. Miller by Warranty Deed from J & D Homes, LLC, a Tennessee limited liability Company, filed for record on February 28, 2014 as Instrument No. 20140228-0017549, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and lot shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1316 3rd Avenue, Nashville, TN 37208

(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.

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/our hands this 2nd day of August, 2016.

Joshua K. Miller

State of New York
County of King

Personally appeared before me Joshua K. Miller, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of August, 2016.

Notary Public

My Commission Expires: 10/27/2018

File No.: 36879

GEORGE A CINTRON
Notary Public - State of New York
NO. 01CI6313647
Qualified in Kings County
My Commission Expires Oct 27, 2018

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212