BILL GARRETT, Davidson County
Trans:T20170016785 DEEDWARR
Recvd: 02/27/17 10:50 2 pgs
Fees:13.00 Taxes:1295.00
20170227-0019201

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
John Yancy Belcher
231 5th Avenue North, Unit 410
Nashville, TN 37219

MORTGAGEE
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
093-06-1-B-632.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John Walter Johnson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Yancy Belcher and Lara Susan Belcher, husband and wife,** 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 No. FD-410 on the plan of Kress Lofts Phase II, a Condominium Development under the Master deed establishing The Kress Lofts Condominiums by Instrument No. 200712200146058, amended by Instrument No. 20083310032083, and a Scrivners Affidavit by Instrument No. 20080118000603 5, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Walter Johnson, unmarried, by deed from J. Brandon Miller, Married; Angie Lawless, unmarried and Judy Duerson, unmarried, dated July 09, 2013 of record in Instrument No. 201307100071403, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 743, Page 374, Book 8027, Page 865, Book 9208, Page 613, Charter for HOA in Instrument No. 200511280142924 and Instrument No. 200611270145769; Right-of-way easement in Instrument No. 200512010144514; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book , Page , Register's Office for , Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **231 5th Avenue North, Unit 410 Nashville, TN 37219.**

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 our hands this 17th day of February, 2017.

John Walter Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Walter Johnson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2017.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of February, 2017.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20