Davidson County DEEDWARR
Recvd: 02/27/17 14:01 3 pgs
Fees:18.00 Taxes:222.00
20170227-0019386

Prepared by:
Realty Title & Escrow Company, Inc.
Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON1285 North Mt. Juliet
The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me this 27th day of February, 2017.

Notary Public
My commission expires:

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

06-1702-76646

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joshua Belcher	Joshua Belcher	128-22-0-192.00
95 Plumlee Dr. Unit #16	95 Plumlee Dr. Unit #16	
Hendersonville, TN 37075	Hendersonville, TN 37075	

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, **John Robert Hill, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joshua Belcher and Shantel Belcher, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of John Hill Property, of record in Instrument No. 20161228-0136432, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Shahid A. Choudhury and Shahana A. Choudhury, husband and wife by Warranty Deed from John Robert Hill, unmarried, dated August 25, 2016, recorded August 25, 2016, of record in Instrument No. 20160825-0089233, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John Robert Hill by Quitclaim Deed from Shahid A. Choudhury and Shahana A. Choudhury, husband and wife, dated February 10, 2017, recorded February 14, 2017, of record in Instrument No. 20170214-0015226, 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.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This property is unimproved property known as 7640 Sawyer Brown Road, Nashville, TN 37221.

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 27th day of February, 2017.

John Robert Hill

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John Robert Hill**, 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 27th day of February, 2017.

Notary Public
State of Tennessee at Large



My Commission expires:

True Copy Certification

I, Jason Nguyen, 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.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Jackie Malone, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Malone

My Commission Expires: 04-03-2020

Notary Seal:

