This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/25/17 09:50 3 pgs
Fees:18.00 Taxes:665.63
20170425-0040325

ADDRESS NEW OWNER:
Nicole Killian
3124 Crosswood Dr
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of Tennessee
501 E. Center St.
Kingsport, TN 37660

MAP 096-11
GROUP
PARCEL 08.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeremiah D. Belcher, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Nicole Killian,** unmarried, hereinafter called the GRANTEE, her 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. 525 on the Plan of Cloverhill, Section VIII, as shown by plat and survey of record in Book 2331, page 10, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeremiah D. Belcher, unmarried by deed from Kelly G. Austin and Kinda Sloan Simmons of record in Ib20120730-0066813, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **3124 Crosswood Dr, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless

Kelli Belcher, spouse of Jeremiah D. Belcher, hereby joins in this conveyeance transferring all her right, title, and interest in said property, marital or otherwise.

otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **21st** day of **April, 2017.**

Jeremiah D. Belcher

Kelli Belcher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeremiah D. Belcher,** ~~**unmarried**~~, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained. *and Kelli Belcher

WITNESS my hand and official seal this 21st day of April, 2017.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

My Commission Expires: 9/7/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $179,900.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of April, 2017.

NOTARY PUBLIC

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

My Commission Expires: 6/28/17

17-9170

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, 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: 02/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires