WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 233,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of May, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Klaas DeWit	Klaas DeWit	Parcel ID:
210 W. Chandler Ct.	210 W. Chandler Ct	09502002300
Mount Juliet, TN 37122	Mount Juliet, TN 37122	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David B. Balcom, Jr. and wife, Janet Caroline Rhodes

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Klaas DeWit and wife, Stacey Ann DeWit

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:

Being Lot No. 111, Donelson Hills Subdivision, as shown on Plat of record in Plat Book 2331, Page 23, Register's Office fro Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to David Bruce Balcom, Jr. by Quitclaim Deed from David Bruce Balcom, Jr., Janet Caroline Rhodes and William Carter Rhodes, Sr., of record in Instrument 20080402-0033220, dated February 29, 2008, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2396, Page 365 amended in Book 2797, Page 442, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 23, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 235 Donelson Hills Drive, Nashville, TN 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 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.

BILL GARRETT, Davidson County
Trans:T20170038782 DEEDWARR
Recvd: 05/08/17 09:52 2 pgs
Fees:13.00 Taxes:865.06
20170508-0045239

Witness our hands this 5th day of May, 2017.

David B. Balcom, Jr.

Janet Caroline Rhodes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David B. Balcom, Jr. and Janet Caroline Rhodes, 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 at Nashville, Tennessee, this 5th day of May, 2017.

My Commission Expires: 2.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.