# 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 $ 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170043145 DEEDWARR
Recvd: 05/22/17 09:48 2 pgs
Fees:13.00 Taxes:1387.50
20170522-0050344

**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: |
|---|---|---|
| Rebecca E. Jarvis | Rebecca E. Jarvis | Parcel ID: |
| 1501 Puryear Pl. | 1501 Puryear Pl. | 04313003900 |
| Brentwood, TN 37027 | Brentwood, TN 37027 | |

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

**John N.Belcher and Sharon K. Belcher, husband and wife**

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

**Rebecca E. Jarvis and Rodney S. Jarvis, wife and husband**

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 Nos. 5 and 6, on the Plan of Madison Commerce Center Subdivision, of record in Book 547, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said lots adjoin and front together 50 feet on the northerly side of Old Hickory Blvd. (formerly Sweetbriar Avenue) and run back between lines 129' 1" on the east line of Lot No. 6 and 127' 6" on the west line of Lot No. 5 to an alley on which they measure 50'.

BEING the same property conveyed to John N. Belcher and Sharon K. Belcher by deed from Susan Warren, of record in Instrument 20100518-0038304, dated May 17, 2010, 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 547, Page 130, 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 111 E. Old Hickory Blvd., Madison, TN 37115

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 18 day of May, 2017.

John N. Belcher

John N.Belcher

Sharon K. Belcher

Sharon K. Belcher

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John N.Belcher and Sharon K. Belcher, 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 18th day of May, 2017.

My Commission Expires: 1/26/18

Kim M Boyle

Notary Public

KIM M BOYLE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF086450
Expires 1/26/2018