Bill Garrett Davidson County
Batch# 27366 DEEDWARR
11/17/2017 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20171117-0118301

#33964

Warranty Deed

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $335,000.00 Affiant Subscribed and sworn to before me, this the 15th day of November, 2017. Notary Public My commission expires: 10-7-2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Emily Richardson	Guaranty Trust Company	
1432 Riverside Dr.	316 Robert Rose Drive	072-15-0-302.00
Nashville, TN 37206	Murfreesboro, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUSTIN C. BELISLE AND CAROLINE M. CLIPPER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY RICHARDSON, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 parts of Lots Nos. 62 and 63 on the Plan of Brownsville of record in Plat Book 21, Page 9, in the Register's Office for Davidson County, Tennessee, and being part of Lot 1 on the unrecorded subdivision of Lots 61, 62 and part of Lot 63 on said Plan of Brownsville, described according to a survey of John Kohl, dated October 28, 1967, as follows:

Beginning at a point on the Northwesterly margin of Riverside Drive, at a point 133 feet Southwest of the Southerly margin of McKennell Drive (formerly McKennie Street); thence with said margin of Riverside Drive Southwesterly 100 feet to a point; thence Westwardly 132.7 feet, more or less, to a point; thence Northeastwardly 100 feet to a point; thence Eastwardly 132.7 feet, more or less, to the point of beginning.

Being the same property conveyed to Justin C. Belisle and Caroline M. Clipper, husband and wife by Warranty deed from Ian McBride and Alexandria Rensch, husband and wife of record in Instrument No. 20140923-0087530 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 23, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1432 Riverside Dr., Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of November, 2017.

Justin C. Belisle

Caroline M. Clipper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin C. Belisle and Caroline M. Clipper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of November, 2017.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

