Bill Garrett Davidson County
Batch# 48805 DEEDWARR
01/18/2018 10:12:55 AM 2 pgs
Fees: $13.00 Taxes: $994.93
20180118-0005189

WARRANTY DEED

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,900.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jean F. Roden	GUARANTY TRUST CO.	156 02 0 133.00
(NAME)	(NAME)	
865 Beech Bend Drive	316 ROBERT ROSE DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	MURFREESBORO, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Eight Thousand Nine Hundred And No/100 Dollars ($268,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Miranda Belcher n/k/a Miranda E. Todd, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jean F. Roden, an unmarried woman**, 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. 641, as shown on the map entitled Harpeth Woods Section of Harpeth Valley Park, as record as Plat Book 4860, Page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Miranda Belcher and husband, Paul Belcher by Warranty Deed from Ryan Fakhoorian dated December 31, 2008 and recorded January 09, 2009 as Instrument No. 20090109-0002260, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Miranda Belcher by Quitclaim Deed from Paul Belcher dated April 23, 2012 and recorded May 16, 2012 as Instrument No. 20120516-0042437, in said Register's Office for Davidson County, Tennessee.

Miranda Belcher n/k/a Miranda E. Todd, pursuant to Final Decree Case No. 68919, Chancery Court, Madison County, Tennessee.

This property is not now, nor has it ever been, the marital property of the Grantor.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 865 Beech Bend Drive, 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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 12th day of January, 2018.

Miranda Belcher n/k/a Miranda E. Todd

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Miranda Belcher n/k/a Miranda E. Todd, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of January, 2018.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

File Number: MFR-178803SSO