Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 62746 DEEDWARR
02/27/2018 12:13:05 PM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20180227-0018361

39-B
File #18-1071

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arthur D. Brannan and Anna K. Brannan, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jeanne C. Poche and Jeremy M. Poche,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Block 17, College Park, of record in Plat Book 843, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Arthur D. Brannan and Anna K. Brannan, husband and wife, by deed from Bradley C. Wyatt and wife, Janice R. Wyatt, dated August 23, 2013, of record in Instrument No. 20130829-0091324, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1119 Belvidere Drive, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of February, 2018.

Arthur D. Brannan

Anna K. Brannan by Arthur D. Brannan
Her Attorney in Fact

State of Tennessee)
County of Davidson)

On this 23rd day of February, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Arthur D. Brannan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

State of Tennessee)
County of Davidson)

On this the 23rd day of February, 2018, before me personally appeared Arthur D. Brannan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anna K. Brannan, acknowledged that such person executed the same as the free act and deed of Anna K. Brannan.

Notary Public

My commission expires: 5/8/18

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 570,000.00.

Affiant

Sworn and subscribed before me on this the 23rd day of February, 2018.

Notary Public

My Commission Expires: 5/8/18

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jeanne C. Poche 1119 Belvidere Drive Nashville, TN 37204	NEW OWNER	131-04-0-105.00