Name and Address of New Owner:
Joshua Belcher and Shantel Belcher
7734 Sawyer Brown Road
Nashville, TN 37221

Send Tax Statements To:
New owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18060714

Map and Parcel: 128 07 0A 009.00

Bill Garrett Davidson County
Batch# 115794 **DEEDWARR**
07/12/2018 03:09:02 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180712-0067692

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert C Hodgin and Susan L Hodgin**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joshua I Belcher and Shantel L Belcher, husband and wife**, 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:

Land in Davidson County, Tennessee, and being all of Lot No. 9, Glenwood Trace, Section I, according to survey and plat of same appearing of record in Plat Book 6900, page 359, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Robert C. Hodgin and Susan L. Hodgin by Special Warranty Deed filed for record on July 13, 2010 in Instrument Number 20100713-0054936, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Glenwood Trace of record in Book 7253, page 578 and re-recorded in Instrument Number 20000810-0079444, Registers Office for Davidson County, Tennessee; All matters as set forth per Plat Book 6900, page 359; By-Laws of record in Book 7325, page 18; HOA Charter of record in Book 7266, page 432; Quitclaim Deed to HOA for Open Space of record in Book 7334, page 27; Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5258, page 273; Dedication of Public Utilities Easement of record in Book 6186, page 141; Agreement for Dedication of Easement for Water Line of record in Book 7144, page 329, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 7734 Sawyer Brown Road, 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, 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 assigns, 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 hand this 29th day of June, 2018.

Robert C Hodgin

Susan L Hodgin

State of Tennessee

County of Rutherford

Personally appeared before me, Robert C Hodgin and Susan L Hodgin with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th of June, 2018.

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/18/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00.

Affiant Signature

Subscribed and sworn to before me, this 29th day of June, 2018.

Notary Public
My Commission Expires: 10.6.21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY