Bill Garrett Davidson County
Batch# 123374 DEEDWARR
08/01/2018 11:40:30 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20180801-0075110

31714

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct Ste 202
Hendersonville, TN 37075
HV18-0767

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 31, 2018.

Notary Public
Commission Expires: 5/2/2022

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Erika Terhaar and Philip Terhaar 2909 Cherry Bark Court Hermitage, TN 37076	TRIUMPH MORTGAGE 1125 Schilling Blvd Collierville, TN 38017	109-04-0-070.00CO

WARRANTY DEED

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, I/WE,

Belinda J. Foren, as Trustee of the Belinda J. Foren Revocable Trust dated April 30, 1997

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erika Jean Terhaar and Philip Mark Terhaar, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of First Revision, Final Plat, Cluster Lot Subdivision, Towering Oaks, Phase Two, as shown on the plan of record in Instrument Number 20120927-0088095, 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 Belinda J. Foren, as Trustee of the Belinda J. Foren Revocable Trust dated April 30, 1997, by Warranty Deed from William Bader and Joy Bader, husband and wife, dated 10/31/16 and recorded 11/7/16 in Instrument Number 20161107-0117845; and the same property previously conveyed to William Bader and Joy Bader, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 9/20/13 and recorded 9/25/13 in Instrument Number 20130925-0100646, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 31st day of July, 2018.

Belinda J Foren

BELINDA J. FOREN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BELINDA J. FOREN AS TRUSTEE OF THE BELINDA J. FOREN REVOCABLE TRUST DATED APRIL 30, 1997**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2018.

My Commission Expires:
11/20/18

Brenda Huntsman
Notary Public

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, the undersigned, 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.

Peter Weiss

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Dee Ray
Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022