Karen Johnson Davidson County
Batch# 382873 **DEEDWARR**
04/08/2020 10:04:36 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200408-0036894

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of APRIL, 2020.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GARY L HARRISON	NEW OWNER	**074 08 0 127.00**
329 Bonnavue Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
STEPHEN BELCHER AND KAITLIN BELCHER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GARY L HARRISON, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
Land in Davidson County, Tennessee, being Lot(s) 718, as shown on the map entitled the Plan of Hermitage Hills, Section 7, of record in Plat Book 3300, page 62 and 63, 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 STEPHEN BELCHER AND KAITLIN BELCHER, HUSBAND AND WIFE, by deed from TARA HASTY, ADMINISTRATRIX FOR THE ESTATE OF WILLIAM DAVID HASTY, III, AND DAVID HASTY AND MICHAEL HASTY AND TARA HASTY INDIVIDUALLY AND TARA HASTY, AS MOTHER/GUARDING OF KAYLA HASTY, MINOR DAUGHTER OF THE DESCENDANT, WILLIAM DAVID HASTY, III, of record in Instrument No. 20141216-0114917, dated December 11, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 329 Bonnavue Drive, Hermitage, TN 37076.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 my/our hand(s) this 3rd day of APRIL, 2020.

STEPHEN BELCHER

KAITLIN BELCHER

State of Tennessee)

County of Davidson)

On this 3rd day of APRIL, 2020, before me personally appeared, **STEPHEN BELCHER AND KAITLIN BELCHER, HUSBAND AND WIFE,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 5.9.2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023