WARRANTY DEED

Karen Johnson Davidson County
Batch# 517919 DEEDWARR
11/17/2020 10:41:04 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20201117-0135377

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Grant Alan Minchew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grant Alan Minchew	Maernet Mortgage	131 040 0 105.00
(NAME)	(NAME)	
1119 Belvidere Drive	8024 Calhoun Hall Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Indian Land. SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jeanne C. Poche and Jeremy M. Poche, wife and husband, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Grant Alan Minchew and Hailey Elaine Blackburn, husband and wife, hereinafter called the GRANTEE(S), and/or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 Jeanne C. Poche and Jeremy M. Poche by Warranty Deed from Arthur D. Brannan and Anna K. Brannan, husband and wife, dated 02/23/2018 and recorded 02/27/2018, of record in Instrument 201802270018361, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 1119 Belvidere Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 991091
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 13th day of November, 2020.

Jeanne C. Poche

Jeremy M. Poche

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanne C. Poche and Jeremy M. Poche, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of November, 2020.

Notary Public:
My Commission Expires: 8/15/24

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett Jr. Williamson County State of Tennessee Notary Public