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THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 538175 **DEEDWARR**
12/18/2020 11:42:12 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20201218-0150219

ADDRESS NEW OWNER
Stephen Luke Belch and
Jamie Peggs Belch
3509 B Sanford Ave.
Nashville, TN 37211

SEND TAX BILLS TO
CAPSTAR BANK
2002 RICHARD JONES RD #300A
NASHVILLE, TN 37215

MAP/PARCEL
133-06-0-056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NATHAN HARBER AND SAMANTHA HARBER, HUSBAND AND WIFE,** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **STEPHEN LUKE BELCH AND JAMIE PEGGS BELCH, HUSBAND AND WIFE** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11, as shown on the map entitled D.M. Mincy's Addition to Flatrock, of record in Book 547, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NATHAN HARBER AND SAMANTHA HARBER, HUSBAND AND WIFE, by deed from ALLEN PERRY AND LEAH PERRY, HUSBAND AND WIFE, of record as Instrument No. 20180109-0002765, dated January 9, 2018, said Register's Office.

This is improved property known as: 3509 B Sanford Ave., Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, 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. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and

the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 15th day of December, 2020.

NATHAN HARBER

SAMANTHA HARBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NATHAN HARBER AND SAMANTHA HARBER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 15th day of December 2020.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$510,000.00.**

Affiant

Sworn to and subscribed before me this 15th day of December, 2020.

Notary Public

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

My Commission Expires: 7/9/22