WARRANTY DEED

FILE BOX 19B
05-04-054-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th day of May, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SHAWN H. GLINTER AND WIFE, NICOLE E. BROD	PINNACLE NATIONAL BANK	143-02-0-A
(NAME) 560 Harpeth Trace Drive	(NAME) 211 Commerce Street, Ste. 300	019.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Davidson County DEEDWARR
Recvd: 05/23/05 14:50 2 pg
Fees:13.00 Taxes:1258.00

20050523-0058009

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Cynthia Lee Cavalier, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHAWN H. GLINTER AND WIFE, NICOLE E. BROD**, hereinafter called the Grantee(s), 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 being Lot No. 19 on the Plan of Harpeth Trace Estates, Section 3, a Planned Unit Development, of record in Book 5200, Pages 751, 752, & 753, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JOE KRAFT, MARGIE CAVALIER, AND HOWARD SAFER, TRUSTEES OF THE CYNTHIA LEE CAVALIER IRREVOCABLE TRUST DATED APRIL 7, 1981, AND ANY SUCCESSOR TRUSTEES, ANY TWO OF WHOM HAVE THE FULL POWER TO CONVEY OR ENCUMBER WITHOUT THE CONSENT OF JOINDER OF ANY BENEFICIARY, by Deed from JOHN B. BEESLEY, III, JOINED BY HIS SPOUSE KATHRYN S. BEESLEY WHO JOINS FOR THE SOLE PURPOSE OF CONVEYING ALL HER RIGHT, TITLE AND INTEREST, dated February 5, 1990, of record in Book 8040, Page 823, Register's Office for Davidson County, Tennessee. (*)

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of HARPETH TRACE ESTATES, of record in Book 5120, Page 208; Book 5120. Page 918; Corrected in Book 5182, Page 767; Further amended in Book 5178, Page 138; Book 5182, Page 769; Book 5380, Page 357; and Book 6274, Page 148. Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

(*) AND further conveyed by Quitclaim Deed to CYNTHIA LEE CAVALIER, UNMARRIED, of record in Instrument No. 20050523-0058008, being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 560 Harpeth Trace Drive, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

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 19th day of May, 2005.

Cynthia Lee Cavalier

Cynthia Lee Cavalier,

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 **Cynthia Lee Cavalier, unmarried**, 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 Brentwood, Tennessee, this 19th day of May, 2005.

My Commission Expires: 11/26/2005

Carol Wilkes
Notary Public

