WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$80,000.00**

+ Glenn M. Gottlieb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn M. Gottlieb	SAME	106-13-50
(NAME)	(NAME)	
605 Bel Air Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/21/05 16:13 2 pgs
Fees:13.00 Taxes:296.00

20050621-0071305

FOR AND 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, WE, **Dorothy S. Duer, sole devisee and Executrix of the Estate of Mildred E. Uselton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glenn M. Gottlieb**, # HEREINAFTER CALLED THE GRANTEES, 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. 56 on the plan of Section One, Woodycrest of record in Book 1835, page 25 Register's Office for said County, to which plan reference is here by made for a more complete and accurate description.

Being the same property conveyed to Earl Uselton and wife, Mildred L. Uselton by deed from Monarch Homes, Inc., a Tennessee Corporation by deed of record in Book 1970, page 409, Register's Office for Davidson County, Tennessee, the said Earl Uselton having died on February 3, 1998, predeceasing his wife who died on August 26, 2004, leaving a Last Will and Testament that was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under docket number 05P-63, the aforesaid Last Will having been recorded in Volume5756, page 1765285 in the minutes of said Court; and pursuant to the provisions of said Will, Dorothy S. Duer, the Grantor herein, was named as the sole devisee and beneficiary of the estate and as its executrix with power to sell any assets of the estate on terms she deems best, and in that the estate will require a portion of the net proceeds from the sale of the above described property in order to meet its financial obligations, the Grantor is conveying the property both in her capacity as sole devisee and as executrix of the Estate of Mildred E. Uselton.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **2023 Rosemary Lane, Nashville, TN 37210**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 hand this 16th day of June, 2005.

Dorothy S. Duer Individual
Dorothy S. Duer
Individually as the sole devisee under the Last Will And Testament of Mildred S. Uselton

Dorothy S. Duer Executrix
Dorothy S. Duer, Executrix
Of the Estate of Mildred S. Uselton

married

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 Dorothy S. Duer, the bargainor, 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 16th day of June, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Dorothy S. Duer, 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, and who further acknowledged that she is the Executrix under the Estate of Mildred E. Uselton now pending in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Case No. 05P-63, and in such capacity, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee this 16th day of June, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007