Box 13 #14018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Cothern	NEW OWNER	Tract 1: 10504014500 and 10504014600
(NAME) 7428 Birdwell Rd	(NAME)	Tract 2: 10504014400
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Freddie Gleaves, Larry Gleaves, and Jacquelyn Gleaves, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike Cothern, 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:

SEE EXHIBIT A

Davidson County DEEDWARR
Recvd: 03/07/08 11:42 3 pgs
Fees:18.00 Taxes:92.50

20080307-0023214

unimproved ☒ Property known as 19 Shepard Street, Nashville, TN 37210

This is improved ☒ AND property, known as 21 Shepard Street, 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 our hands this 29th day of February, 2008.

Jacquelyn Gleaves

Freddie Gleaves

Larry Gleaves

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 Freddie Gleaves, Larry Gleaves, and Jacquelyn Gleaves 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of February, 2008.

Commission expires:

7-25-09

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp. 07/25/09
State of Tennessee
Davidson County

File No.: 14108

EXHIBIT A

Tract 1
Map-Parcel
10504014500 and 10504014600
Improved property known as: 21 Shepard St, Nashville, TN 37210

Being the easterly 75 feet of Lot No. 28 and the easterly 75 feet of the northerly 40 feet of Lot No. 30 on the Plan of Trimble's Addition to South Nashville, as of record in Book 57, page 53, Register's office for said County.

Said parts of lots Nos. 28 and 30 front 75 feet on the southerly side of Shepherd, formerly, Tennessee, Street and extend back together along the westerly side of John Street 90 feet to an alley.

Being the same property conveyed to Freddie Gleaves, Larry Gleaves, and Jacqueline Gleaves, by deed of record in Book 5347, Page 214, Register's Office for Davidson County, Tennessee. Jacqueline Gleaves A.K.A. Jacquelyn Gleaves

The said Fred Gleaves and Lillie Bell Gleaves having a Life Estate in the herein property having since died.
Lillie Bell Gleaves A.K.A. Lillie Gleaves

Tract 2
Map-Parcel
10504014400
Unimproved property known as: 19 Shepard St, Nashville, TN 37210

Being the west 25 feet of the east 100 feet of Lot No. 28 and the west 25 feet of the east 100 feet of the north 40 feet of Lot No. 30 on the Plan of Trimble's Addition to South Nashville, as of record in Book 57, page 53, Register's office for said County.

Said part of said lots front 25 feet on the south side of Tennessee Street or Shepherd Place and extend back between parallel lines 90 feet to a 10 foot alley referred to in deeds.

Being the same property conveyed to Fred Gleaves and wife, Lillie Gleaves, by deed of record in Book 5347, Page 212, Register's Office for Davidson County, Tennessee. Lillie Gleaves predeceased Fred Gleaves who died intestate leaving Freddie Gleaves, Larry Gleaves, and Jacqueline Gleaves as his sole heirs, reference Heirship Affidavit.

This conveyance is subject to any and all existing restrictions and easements of record.