WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2008

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

File No.: 2008040019

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew W. Glassmeyer and Shara Davidson	Same	083 09 0 051.00
(NAME)	(NAME)	
1203 Gartland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/WE, Joshua A. Hall and wife, Tonya M. Hall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew W. Glassmeyer and wife, Shara Davidson, 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 the same 1/2 of Lot No. 1, Block No. 1 on the Plan of D.H. Bailey's Subdivision, of part of the Allison Property of "East Addition Real Estate Co.'s property", as of record in Book 161, Page 73, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said east 1/2 of Lot 1 fronts 56 feet on the northerly margin of Gartland Avenue and extends back between parallel lines measuring 160 feet to a dead line in the rear measuring 56 feet thereon.

Being the same property conveyed to Joshua A. Hall and Tonya M. Hall, married by Warranty Deed from Leslie S. Bice Jr., unmarried dated 01/29/04, recorded 02/03/04 in Instrument Number 20040203-0012767, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1203 Gartland Ave, Nashville, TN 37206
(House Number) (Street) (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/our hand(s) this 22nd day of April, 2008.

Joshua A. Hall

Tonya M. Hall by Joshua A. Hall, Attorney in Fact.

Tonya M. Hall by Joshua A. Hall, Attorney in Fact

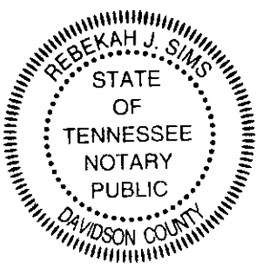
Davidson County DEEDWARR
Recvd: 04/25/08 16:03 2 pgs
Fees:13.00 Taxes:1587.30

20080425-0042590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joshua A. Hall, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 22nd day of April, 2008.



Notary Public

My Commission Expires 3-20-2010

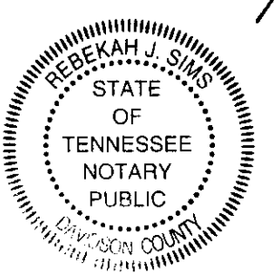
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAHUA A. HALL Attorney in Fact for TONYA M. HALL, 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 on behalf of TONYA M. HALL by JOSHUA A. HALL for the purposes therein contained pursuant to Power of Attorney executed by TONYA M. HALL.

Witness my hand and official seal this 22nd day of April, 2008.

Notary Public

Commission Expires: 3-20-2010



RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206