Davidson County DEEDWARR
Recvd: 10/01/08 11:47 3 pgs
Fees:18.00 Taxes:415.88
20081001-0099621

THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

AFTER RECORDING PLEASE RETURN TO:
REALTY TITLE& ESCROW
599 SAM RIDLEY PKWY W STE 107
SMYRNA, TENNESSEE 37167

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 162-05-0-305.00

The actual consideration or value, whichever is greater, for this transfer is $112,400.00.

Affiant

Subscribed and sworn to before me this the 26th day of September, 2008.

My Commission Expires: 10-17-2009

Notary Public

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

ADDRESS NEW OWNER(S) AS FOLLOWS:

Joshua Waites
(Name)
516 Ashlawn Circle
(Street Address)
Nashville, TN 37211

SEND TAX BILLS TO:

FIRST COMMUNITY MORTGAGE
(Name)
1610 SOUTH CHURCH STREET STE A
(Street Address)
MURFREESBORO, TENNESSEE 37130

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Robert F. Glaus, Jr., a married man,** hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **JOSHUA WAITES, an unmarried man,** hereinafter "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 74 on the Plan of Hickory View, Section Three, as shown on plat of record in Plat Book 6250, Page 960, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert F. Glaus, Jr., and Jae E. Glaus, husband and wife, by deed of record in Book 7439, Page 729, Register's Office for Davidson County, Tennessee; the same property was subsequently conveyed to Robert F. Glaus, Jr. by decree as recorded in Book 11425, Page 171, said Register's Office, such parties having since divorced. Also being the same property conveyed to Robert F. Glaus, Jr. by Quit Claim Deed of record in Instrument No. 20030816-0119040, said Register's Office.

BEING **improved** property known as: 516 Ashlawn Circle, Nashville, TN 37211.

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 "Grantee," his successors, heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Estate Taxes for the year 2008 and subsequent years. Tax Parcel No. 162-05-0-305.00.

2. All matters shown on Plat recorded in Book 6250, page 960, Register's Office for Davidson County, Tennessee.

3. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee as set forth in instrument recorded in Book 7416, Page 301, said Register's Office.

4. Restrictions of record in Book 6893, page 570, said Register's Office.

5. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7416, Page 237, said Register's Office.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

The undersigned, **Dianne M. Glaus, being the spouse of Robert F. Glaus, Jr.**, the Grantor herein, joins in this deed for the sole purpose of conveying any right, title or interest she may have in or to the within described real property, if any, by virtue of marriage, and, notwithstanding any language contained in this deed to the contrary, makes no warranties or representations to Grantee or his successors or assigns that any such rights exist as a matter of law. The undersigned is not an owner of record and is not named in any prior conveyance of the property.

IN WITNESS WHEREOF, "Grantor" has caused his name to be affixed hereto on this 26th day of September, 2008.

Robert F. Glaus, Jr.

Dianne M. Glaus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Robert F. Glaus, Jr.,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 26th day of September, 2008.

Notary Public

My Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Dianne M. Glaus,** the spouse of the within named Grantor, 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 in Nashville, Tennessee, this 26th day of September, 2008.

Notary Public

My Commission Expires: _____

