File No. 290800576

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/09 10:47 3 pgs
Fees:18.00 Taxes:246.05
20091103-0101374

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 05/03/2010

(AFFIX SEAL)

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Bethani Baines | Bethani Baines | 07215027500 |
| (NAME) 1025 Emily Drive | (NAME) 1025 Emily Drive | |
| (ADDRESS) Goodlettsville, TN 37072 | (ADDRESS) Goodlettsville, TN 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Gary W. Glasgow, Wanda Gail Haithcoat, Lisa Carol Kendall, Charles Thomas Glasgow and Phillip Randall Glasgow, as the heirs and devisees of Bessie L. Burnett and Gary W. Glasgow, individually, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Bethani Baines, an unmarried woman and Cindy Baines, an unmarried woman, as joint tenants with rights of survivorship, 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 part of Lot No. 12 on the Map of Sharpe and Horn's 6th Addition of record in Plat Book 332, Page 118, Register's Office for Davidson County, Tennessee and part of Lot Nos 18 and 19 on the Map showing M. P. Estes' Subdivision of Lot Nos. 1, 2, 4 to 9 inclusive and part of Lots 10 thru 13 in Sharpe and Horn's 6th Addition, of record in Plat Book 843, page 39, said Register's Office and described together according to a survey of Hal t. Swann, Jr., Surveyor, dated November 4, 1961, as follows: Beginning at an iron pin in the westerly margin of Riverside Drive at a point 150 feet more or less north of the northerly margin of McKennel Avenue; thence leaving said Drive, westerly 316 feet more or less to a point, which point is 140.2 feet more or less north of the northerly margin of McKennel Avenue; thence northerly 46.5 feet more or less to an iron pin; thence easterly 335.9 feet more or less to a point in the westerly margin of Riverside Drive; thence with the margin of the same southerly 50 feet to the point of beginning.

Being the same property conveyed to Bessie L. Burnett and Gary W. Glasgow by Quitclaim Deed dated May 14, 1998 from Bessie L. Burnette of record in Deed Book 10947, page 56, Register's Office for said County. Said property previously conveyed by Warranty Deed dated May 1, 1970 from Willlis Matthews and wife, Avo F. Matthews of record in Book 4414, Page 777, Register's Office for Davidson County, Tennessee. Said Bessie L. Burnett having since died May 8, 2009.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1506 Riverside Drive, Nashville, TN 37206
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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 hands this 16th day of October, 2009.

Lisa Carol Kendall by Gary Wayne Glasgow

Lisa Carol Kendall, by Gary Wayne Glasgow, as attorney in fact, as heir and devisee of Bessie L. Burnett

Gary W. Glasgow

Gary W. Glasgow, as heir and devisee of Bessie L. Burnett

Charles Thomas Glasgow By Gary Wayne Glasgow

Charles Thomas Glasgow, by Gary Wayne Glasgow, as attorney in fact, as heir and devisee of Bessie L. Burnett

Wanda Gail Haithcoat by Gary Wayne Glasgow

Wanda Gail Haithcoat, by Gary Wayne Glasgow, as attorney in fact, as heir and devisee of Bessie L. Burnett

Phillip Randall Glasgow By Gary Wayne Glasgow

Phillip Randall Glasgow, by Gary Wayne Glasgow, as attorney in fact, as heir and devisee of Bessie L. Burnett

Gary W. Glasgow

Gary W. Glasgow, individually

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 Gary W. Glasgow the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of October, 2009.

Commission expires: 05/03/2010

JENIFER L. WISE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Jenifer L Wise

Notary Public

**STATE OF Tennessee**
**COUNTY OF Davidson**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Gary Glasgow, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book _____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Wanda Gail Haithcoat, Lisa Carol Kendall and Charles Thomas Glasgow and Phillip Randall Glasgow (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 10/16/2009.

My Commission Expires:. 05/03/2010

JENIFER L. WISE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Jenifer L Wise

, Notary Public.

| | |
|---|---|
| 20091103-0101370 | 20091103-0101372 |
| 20091103-0101371 | 20091103-0101373 |

**File Number: 290800576**

**RETURN TO:**
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: June 20, 2011

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