File No. 290501158

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Stacie Lee Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

TRACEY TRUMP HOUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/17/09 13:09 3 pgs
Fees:18.00 Taxes:407.00
20091117-0105840

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacie Lee Henderson	New South Federal Savings Bank	
(NAME)	(NAME)	
2317 Benay Road Condominium 53	131 Maple Row Blvd	MAP/PARCEL 052130B03800CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Hendersonville, TN 37075	
(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, Larry Glotfelty and Pat Powell, husband and wife,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Stacie Lee Henderson, a single woman**, hereinafter called the grantee(s), HER 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 Unit 53 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase II-A, of record in Book 6900, Page 818, said Register's Office, submitted to said Master Deed and Bylaws by Instrument of record in Book 7724, Page 289 and further amended in Instruments 200409150111299 and 200409150111301, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and Bylaws, as from time to time be amended as provided therein.

Being the same property conveyed to Larry Glotfelty and Pat Powell, A Married Couple, by Trustee's Deed from Shellie Wallace, Successor Trustee, of record in Instrument 20090521-0047069, dated May 19, 2009 and filed for record on May 21, 2009, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws filed for record in Book 7566, Page 571, said Register's Office.

Said Master Deed and Bylaws were amended in Book 7724, Page 289, Instrument 200409150111299 and Instrument 200409150111301, said Register's Office.

Flowage Easement of record in Book 2200, Page 119, said Register's Office.

Transmission Easement of record in Book 3961, Page 681, said Register's Office.

Sewer Easement of record in Book 7061, Page 172, said Register's Office.

Water Easement of record in Book 7061, Page 196, said Register's Office.

Sewer Easement of record in Book 9523, Page 164, said Register's Office.

Water Easement of record in Book 9523, Page 168, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 200108160088874, said Register's Office.

Charter of River Glen Homeowners Association of record in Book 8069, Page 158, said Register's Office.

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

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 2317 Benay Road Condominium 53, Nashville, TN 37214
(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 13th day of November, 2009.

Larry Glotfelty by Sheri Prosser, Atty in fact
Larry Glotfelty

Pat Powell by Sheri Prosser, Atty in fact
Pat Powell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Sheri Prosser, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is in, pursuant to Power of Attorney of record in Book 20091117-0105839 _____, Registers Office for Davidson, the **Attorney-in-Fact** of Larry Glotfelty and Pat Powell, husband and wife (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 11/13/2009.

My Commission Expires:. 9.2.2013

Tracey Humphreys, Notary Public.

STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

File Number: 290501158

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Tracey Trumphour, 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.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

