WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110014237 DEEDWARR
Recvd: 03/09/11 12:42 2 pgs
Fees: 13.00 Taxes: 1147.00
20110309-0018876

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-25-2012

(AFFIX SEAL)

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas A. Sass	New Owner	160-16-OB-066.00
(NAME)	(NAME)	
6004 Brentwood Chase Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Joe C. Gleaves and wife, Jane C. Gleaves**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Thomas A. Sass and wife, Sheila D. Sass**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 78 on the Plan of Section One, Revision One, Brentwood Chase, as of record in Plat Book 9700, Pages 836 thru 941, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joe C. Gleaves and wife, Jane C. Gleaves by Deed dated December 28, 2004 from John A. Clampitt and wife, Brenda K. Clampitt of record in Instrument No. 20041230-0154714, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth on the plat of record in Plat Book 9700, Pages 936 thru 941, Register's Office for Davidson County, Tennessee.
All matters as set forth on the P.U.D. boundary Plat of record in Plat Book 9700, Page 653 and 654, Register's Office for Davidson County, Tennessee.
Permanent Drainage Easement of record in Book 7902, Page 389, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 11115, Pages 281 and 286, Register's Office for Davidson County, Tennessee. 6.
Restrictive Covenants of record in Instrument No. 20020802-0093075 and Instrument No. 20000531-0053798, as amended in Instrument No. 20000831-0086366, Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2011 and subsequent years, a lien not yet due or payable.

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

unimproved ☐

This is improved ☑ property, known as 6004 Brentwood Chase Drive, Brentwood, TN 37027
(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), their heirs and/or 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), their heirs and/or 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 4th day of March, 2011.

Joe C Gleaves by Jane C Gleaves — Jane C Gleaves

Joe C. Gleaves by Jane C. Gleaves, Attorney in Fact — Jane C. Gleaves

atty in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane C. Gleaves, 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 and Official seal this 4th day of March, 2011.

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/23/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of March, 2011, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Jane C. Gleaves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Joe C. Gleaves, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20101021-0084178, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 4th day of March, 2011.

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 01288-1696
SMG TN Warranty Deed