BILL GARRETT, Davidson County
Trans:T20110074132 DEEDWARR
Recvd: 11/23/11 09:06 2 pgs
Fees:13.00 Taxes:388.50
20111123-0091640

This instrument prepared by:
and return to:

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of November, 2011, by and between Leonard Tharpe, married, party of the first part, and Kenric Gladney and Tora Gladney, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Unit 237, on the Plan of Phase One, Nashboro Village Tract #21 of record in Book 4660, Page 159, as amended by Instrument Number 20331118-0168332 and 20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro - Point, as recorded in the Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Leonard Tharpe, by virtue of that certain Special Warranty Deed dated July 27, 2006, at Instrument No. 20060731-0092196 in the Register's Office of Davidson County, Tennessee.
Seller warrants that this property has not been used as his primary residence and has been used for investment purposes only.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Leonard Tharpe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Leonard Tharpe, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of November, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Kenric Gladney 2474 Nashboro Blvd, Nashville, TN 37217
Tax Parcel No	135120E23700CO
Property Address:	2474 Nashboro Blvd Nashville, TN 37217
MAIL TAX BILLS TO:	GMFS, LLC 7389 Florida Blvs, Ste 200a **Baton Rouge, LA 70806**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $105,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of November, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY