BILL GARRETT, Davidson County
Trans:T20120015625 DEEDWARR
Recvd: 03/02/12 14:07 2 pgs
Fees:13.00 Taxes:240.50
20120302-0018567

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Ronnie W. Glover
2007 Woodcrest Circle
Mt. Juliet, TN 37122

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 075-07-0
PARCEL 163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Leigh Ann Glowaski, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ronnie W. Glover, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of Lot No. 188 on the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description.

Being the same property conveyed to Leigh Ann Glowaski, by Quitclaim Deed from George M. Glowaski, dated August 31, 2000 and filed of record in Instrument No. 20000907-0088537, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4793, Page 157, Book 4849, Page 767, Book 5020, Page 58, Book 5028, Page 357, Book 5545, Page 321, and in Book 6017, Page 179; Easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4675, Page 140, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **726 Dutchmans Court Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, their 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 our hands this 28th day of February, 2012.

Leigh Ann Glowaski

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Leigh Ann Glowaski, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2012.

NOTARY PUBLIC

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

My Commission Expires: 1-26-2014

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 1-26-2014

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE