# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2012.

Paige B. Mayercik
Notary Public:

MY COMMISSION EXPIRES: 11-22-2014
(AFFIX SEAL)

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Christopher Glenn | Magna Bank | Parcel ID: |
| 2513 Stinson Rd. | PO Box 17257 | 08416006200 |
| Nashville, TN 37214 | Memphis, TN 38187-0257 | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Michael J. Rance and wife, Diane L. Rance**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Christopher Glenn** , an unmarried man
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 Lot No. 31, on the Plan of Donelson Development Company for Development of Hargis Heights, a Subdivision near Donelson, Tennessee, of record in Plat Book 974, Page 82, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Michael J. Rance and Diane L. Rance by deed from Richard B. Clark and Amanda R. Clark, of record in Instrument 20050601-0061626, dated May 27, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1117, Page 641 and Book 1149, Page 566, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 974, Page 82, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 2513 Stinson Rd., Nashville, TN 37214

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 19th day of April, 2012.

Michael J. Rance

Diane L. Rance

BILL GARRETT, Davidson County
Trans:T20120030203 DEEDWARR
Recvd: 04/25/12 10:45 2 pgs
Fees:13.00 Taxes:436.60
20120425-0035362

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 Michael J. Rance and Diane L. Rance, 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 at Nashville, Tennessee, this 19th day of April, 2012.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.