WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120066247 DEEDWARR
Recvd: 09/04/12 15:54 2 pgs
Fees: 13.00 Taxes: 506.90
20120904-0079876

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/8/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brinley A. Addington	Eastman Credit Union	09213023900
(NAME)	(NAME)	
PO BOX 120795	2021 Meadowview Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Kingsport, TN 37660	
(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 GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brinley A. Addington, unmarried and Mark E. Addington and Wife, Judy T. Addington, as joint tenants with right of survivorship**, 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 the easterly 50 feet of the westerly 200 feet of Block 32 on the plan of Charlotte Park, Second Addition Extended, of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Said part of said block fronts 50 feet on the north side of Dakota Avenue, formerly Fourth Avenue and runs back between parallel lines (parallel to and 150 feet east of the easterly margin of Fortieth Avenue, North) 150 feet to an alley.

Being the same property conveyed to Larry Glotfelty and Pat Powell by Deed from Wilson & Associates PLLC, Successor Trustee, dated 02/09/2012 and filed for record on 02/14/2012 in Instrument 201202140012892, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 421, Page 10, 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 3906 Dakota Avenue, Nashville, TN 37209
(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 20th day of August, 2012.

Larry Glotfelty by Marc Prosser atty in fact

Pat Powell by Marc Prosser atty in fact

State of Tennessee
County of Wilson

On this 20th day of August, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Marc Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Larry Glotfelty and Pat Powell, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20120904-0079875, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON