Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared by:
CBC TITLE & ESCROW
813 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNERS:
Jonathan D. Troast
2932 Glen Mead Drive
Nashville, TN 37216

SEND TAX BILLS:
New Owner

Map/Parcel: 08207021500

BILL GARRETT, Davidson County
Trans:T20130031975 DEEDWARR
Recvd: 04/18/13 13:37 2 pgs
Fees:13.00 Taxes:425.50
20130418-0038725

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **KATHERINE FRIERSON HOUSTON, unmarried,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents do transfer and convey unto **JONATHAN D. TROAST, an unmarried man,** Grantee, land in Davidson County, Tennessee, described as follows, to wit:

TRACT NO. 1: Being the southerly 42 feet of Lot no. 58 on the Plan of Glenmeade Subdivision, as of record in Book 974, page 32, Register's Office for said County, and described according to a survey made by Hickerson-Miller, Engineers, May 18, 1959.

Said part of Lot no. 58 fronts 42 feet on the easterly side of Glenmeade Drive and extends back 124.3 feet on the Northerly line and 131.4 feet on the Southerly line to a dead line, measuring 42 feet thereon.

TRACT NO. 2: Being the Northerly 18 feet of Lot No. 57 on the Plan of Glenmeade Subdivision as of record in Book 974, page 32, Register's Office for said County, said part of Lot No. 57 fronts 18 feet on the Easterly side of Glenmeade Drive and extends back 131.4 feet on the Northerly line and 134 feet, more or less, on the Southerly line to a dead line, measuring 18 feet thereon.

Being the same property conveyed to **KATHERINE FRIERSON HOUSTON** by Warranty Deed from **LEWIS SMITH AND WIFE, LOUISE SMITH, recorded January 4, 1972 in BOOK 4565, PAGE 867,** Register's Office for Davidson County, Tennessee.

**This is improved property known as 2932 Glenmeade Drive, Nashville, TN 37216.**

Said conveyance is made subject to plan of record in Book 974, page 32, in the Register's Office for Davidson County, Tennessee and to any visible and unrecorded easements, building regulations and zoning regulations.

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, his heirs

and assigns forever; the Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, that she has a good right to convey it, and the same in unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all personal whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 16 day of April, 2013.

Katherine Frierson Houston
**KATHERINE FRIERSON HOUSTON**

**STATE OF TENNSSEE**
**COUNTY OF SUMNER**

Personally appeared before me, the undersigned, a notary Public for said County and State, **KATHERINE FRIERSON HOUSTON**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 16 day of April, 2013.




Jessica J Hunter
NOTARY PUBLIC

My Commission Expires: 6/18/2013

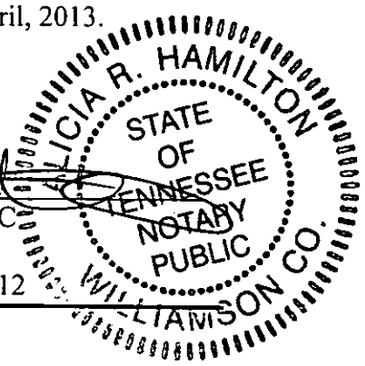
**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00.**

AFFIANT

Subscribed and sworn to before me this the 17th day of April, 2013.

NOTARY PUBLIC




My Commission Expires: 9-23-13

File #135412