WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130040819 DEEDWARR
Recvd: 05/16/13 10:08 2 pgs
Fees:13.00 Taxes:832.50

20130516-0049332

G-DD-13-1403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS
Matthew W. Glassmeyer (NAME)	**SAME AS NEW OWNER** (NAME)	
1403 McKennie Avenue (ADDRESS)	1203 Gartland Avenue (ADDRESS)	**83-2-14.00**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **CHAD A. LAUTT, TRUSTEE OF THE TIP TOP TRUST U/A/D OCTOBER 11, 2007,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATTHEW W. GLASSMEYER AND SHARA L. DAVIDSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 17, PLAN OF H.M. DOAK'S SUBDIVISION OF LAND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 22, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHAD A. LAUTT, TRUSTEE OF THE TIP TOP TRUST U/A/D OCTOBER 11, 2007 BY WARRANTY DEED FROM WILLIAM E. JABUS, A WIDOWER, RECORDED ON THE 3RD DAY OF MARCH, 2010 IN INSTRUMENT NO. 20100303-0016153, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 22 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1403 McKennie Avenue Nashville, Tennessee 37206**
(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 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 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 my/our hand(s) this 10th day of May, 2013.

The Tip Top Trust U/A/D October 11, 2007

BY: _____
Chad A. Lautt, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of May, 2013, before me personally appeared Chad A. Lautt, Trustee of the The Tip Top Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 10th day of May, 2013.

_____
Notary Public

My Commission Expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212