WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130097761 DEEDWARR
Recvd: 11/18/13 09:57 2 pgs
Fees: 13.00 Taxes: 203.50
20131118-0118620

File No.: ALW-13-1008

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brianna Morant	New Owner	81-16-603.00
(NAME)	(NAME)	
1411 Ordway Pl.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/WE, **CECIL GLENN, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BRIANNA MORANT, A MARRIED WOMAN**, 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:

Lot No. 22 in B. W. Hall's Addition to North Nashville, a plan of which is of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts fifty-eight (58) feet on the Easterly side of 11th Avenue North, formerly Cumberland Street, and runs back with the Northerly margin of an alley, 150 feet to an alley in the rear, and shows 47 feet on the last mentioned alley.

Being the same property conveyed to Dr. Cecil Glenn by Deed from Joe Doochin and wife, Bess Doochin and Julius Doochin and wife, Sonia A. Doochin, dated July 21, 1981, of record in Deed Book 5778, Page 430, in the Register's Office of Davidson County, Tennessee.

Subject property is not the homestead or marital residence of Grantor, his spouse, or dependents, as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1008 11th Avenue North, Nashville, TN 37208
(House Number) (Street) (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 GRANTEES, 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 12 day of November, 2013.

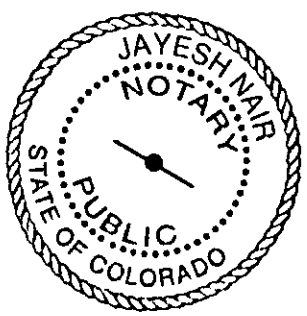
Cecil Glenn

STATE OF COLORADO
COUNTY OF Denver

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

Witness my hand and official seal, this the 12 day of November, 2013.

Jayesh Nair
Notary Public
My Commission Expires: 11-09-2017



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171