BILL GARRETT, Davidson County
Trans:T20130103416 DEEDWARR
Recvd: 12/11/13 08:51 2 pgs
Fees:13.00 Taxes:628.63

20131211-0125356

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Glass and wife, Deeya Glass	Same as new owner	04103001100 & 03215002000
1338 Dalemere Drive (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Carol Cross Wharton, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles Glass and wife, Deeya Glass, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 147 ON THE PLAN OF DALEMERE SUBDIVISION, SECTION 6, OF RECORD IN BOOK 3700, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 147 FRONTS 149.36 FEET ON THE NORTHERLY MARGIN OF DALEMERE DRIVE AND EXTENDS BACK 243 FEET ON THE EASTERLY LINE AND 250 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 241.40 FEET THEREON.

TRACT II:
LAND SITUATED IN THE 11TH METROPOLITAN COUNCILMANIC DISTRICT, FORMERLY 10TH CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING RESERVE PARCEL "C" DALEMERE SUBDIVISION, SECTION 6, OF RECORD IN BOOK 3700, PAGE 22, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING A SURPLUS PORTION OF DALEMERE SUBDIVISION, SECTION 6, AS OF RECORD IN BOOK 3700, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT BEING THE COMMON CORNER OF LOT NO. 147 AND 148; THENCE NORTH 53 DEGREES 47' 30" EAST 390' TO A POINT WHERE THE PROPERTY LINE OF T. W. DAILEY COINCIDES WITH THE EXTREME NORTH TIP OF LOT NO. 145; THENCE SOUTH 25 DEGREES 34' WEST 180.06' TO THE COMMON CORNERS OF LOT NO. 147 AND 145; THENCE SOUTH 74 DEGREES 27' WEST 241.40' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS BY ESTIMATION APPROXIMATELY ONE-THIRD ACRE, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CAROL CROSS BY DEED FROM PEGGY A. AKIN, A WIDOW, OF RECORD BY INSTRUMENT NO. 20050713-0081098, REGISTER OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

WARRANTY DEED
(Continued)

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1338 Dalemere Drive, Nashville, TN 37207
(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 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 my/our hand(s) this 6th day of December, 2013.

Carol Cross Wharton

Carol Cross Wharton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Cross Wharton, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of December, 2013.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072