BILL GARRETT, Davidson County
Trans:T20140027649 DEEDWARR
Recvd: 04/23/14 10:44 2 pgs
Fees:13.00 Taxes:1655.75
20140423-0034115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 447,500.00

Affiant

Subscribed and sworn to before me, this 17th day of April, 2014.

Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ADAM GLEAVES **MANDY GLEAVES**	SWBC	**06104006600**
4817 TANGLEWOOD DR	9311 San Pedro Ste 100	
NASHVILLE, TN	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

ROGER D TUCKER, UNMARRIED and PEGGY DANIEL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ADAM GLEAVES and MANDY GLEAVES, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot Number 1 of Block B on the Map of Hayesboro Development Company's Hayesboro Subdivision of record in Book 1130, Page 47, Register's Office for said County, described as follows

Beginning at a point in the West margin of Tanglewood Drive at the corner of Lots Numbers 1 and 2; thence with the line between said lots Westerly 184.7 feet a point; thence Northerly 42 feet to the South margin of Ruskin Avenue; thence with the margin of the same North 46 degrees East 81 feet to a concrete monument at a turn in said Avenue; and continuing with the margin of said Avenue North 80 degrees 15 minutes East 91.8 feet to a concrete monument at the beginning of a curve; thence around said curve, Southeasterly 45.4 feet to a point in the margin of Tanglewood Drive, and continuing with the margin of the same, Easterly 3.8 feet to a point and continuing with the margin of Tanglewood Drive, Southerly 68.1 feet to the beginning.

Also conveyed is a parcel of land described as follows:

Beginning at a point in the Southerly right of way of Briley Parkway at the Northwesterly corner of Parcel 29 on the Metropolitan Property Map 61-4; thence South 32 degrees 46 minutes 20 seconds West, 60.50 feet to a point; thence North 27 degrees 14 minutes 02 seconds West, 127.11 feet to a point in the Southerly right of way of Briley Parkway; thence with the same North 77 degrees 36 minutes 00 seconds East 50 feet to the point of beginning, containing 5920 square feet more or less.

Both being further described as Lot Number 1 on the Final Plat Re-Subdivision Lot I, Block B and part of a closed street, Madison Hayesboro Subdivision, which appears of record as Instrument Number

20000112-0004273, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING THE SAME PROPERTY CONVEYED TO ROGER D. TUCKER AND PEGGY DANIEL, BY SPECIAL WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, DATED 07/24/2013 AND RECORDED ON 07/29/2013 IN INSTRUMENT NUMBER 20130729-0078294, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $166,000.00.

ALSO BEING THE SAME PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION, BY TRUSTEE'S DEED FROM WILSON & ASSOCIATES, PLLC, SUCCESSOR TRUSTEE, DATED 10/10/2012 AND RECORDED ON 10/12/2012 IN INSTRUMENT NUMBER 20121012-0093655, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO GENTRY SMITH, BY SPECIAL WARRANTY DEED FROM HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST SERIES 2005-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES, DATED 05/10/2006 AND RECORDED ON 06/14/2006 IN INSTRUMENT NUMBER 20060614-0070863, SAID REGISTERED OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4817 TANGLEWOOD DR, NASHVILLE, TN .

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 in 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 17th day of April, 2014.

ROGER D TUCKER

PEGGY DANIEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ROGER D TUCKER and PEGGY DANIEL, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2014.

Notary Public

My Commission Expires: 11/26/14

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County