THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20140038400 DEEDWARR
Recvd: 06/02/14 14:26 3 pgs
Fees:18.00 Taxes:740.00
20140602-0047378

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me as of the 29th day of May, 2014.

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL #
Craig D. Gleason and Marlin M. Gleason 723 Harpeth Trace Drive Nashville, TN 37221	Truxton Trust 4525 Harding Rd. Ste 300 Nashville, TN 37205	143-02-0C-027.00-CO

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 consideration, the receipt and sufficiency all of which is hereby acknowledged, **Emily Todoran, unmarried and Michael Todoran and wife, and Mary Todoran**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Craig D. Gleason and Wife Marlin M. Gleason,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 27, as shown on the map entitled Harpeth Knoll, a Planned Unit Development, of record as Plat Book 5200, page 764, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emily Todoran, unmarried and Michael Todoran and wife, Mary Todoran by deed from Frances Anne Worthington, a married woman of record in Instrument No. 20111118-0090626 Register's Office for Davidson County, Tennessee, dated November 11, 2011 and recorded on November 18, 2011.

Power of Attorney appointing Emily Todoran attorney-in-fact for Michael Todoran and Mary Todoran of record at Instrument No. 20111118-0090627 Register's Office for Davidson County, Tennessee.

Being also known as improved property located at 723 Harpeth Trace Drive Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and

interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

2. Taxes for the year 2014 a lien, not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 764, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6280, Page 478, as amended in Instrument No. 200704045-0041277, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. By-Laws of record in Book 6280, Page 486, in the Register's Office for Davidson County, Tennessee.

6. HOA Charter of record in Book 6272, Page 636, amended in Book 8176, Page 699, in the Register's Office for Davidson County, Tennessee.

7. Common Area Deed of record in Book 6353, Page 228, in the Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/ or Storm Drainage of record in Book 6380, Page 201, in the Register's Office for Davidson County, Tennessee.

9. Subject to rights of others in and to the common areas and/or elements.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 29th day of May, 2014.

Emily Todoran

Emily Todoran

Michael Todoran

Michael Todoran by Emily Todoran-attorney-in-fact

Mary Jo Todoran

Mary Todoran by Emily Todoran-attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Todoran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 29th day of May, 2014.

Notary Public

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-19-2016

My Commission Exp. 06-19-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Emily Todoran** acknowledged herself to be the Attorney-In-Fact for **Michael Todoran**, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of **Michael Todoran**, the Grantor herein, by the said **Emily Todoran**, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 29th day of May, 2014.

Notary Public

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-19-2016

My Commission Expires: 06-19-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Emily Todoran** acknowledged herself to be the Attorney-In-Fact for **Mary Todoran**, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of **Mary Todoran**, the Grantor herein, by the said **Emily Todoran**, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 29th day of May, 2014.

Notary Public

My Commission Exp. 06-19-16

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-19-2016