Davidson County	DEEDWARR
Recvd: 11/26/14 08:28	3 pgs
Fees:18.00 Taxes:643.80	
20141126-0108932	

Touchstone Title & Escrow, LLC
318 Seaboard Lane
Suite 114
Franklin, TN 37067

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Matthew Gleason and Ashley Gleason	First Liberty Financial	084 11 0 040.00
(NAME)	(NAME)	
2306 Dennywood Drive	9520 Ormsby Station Road, Suite 20	
(ADDRESS)	(ADDRESS)	
Nashville 37214	Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Four Thousand And No/100 Dollars ($174,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **New Light Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Gleason and Ashley Gleason, husband and wife, as to a 1/2 undivided interest and Vernon L. Gleason and Clearine K. Gleason, husband and wife, as to a 1/2 undivided interest**, 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 No. 108 on the Map of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot 108 fronts 55 feet on the northerly side of Dennywood Drive and runs back between lines 160 feet on the easterly line and 174 feet on the westerly line to the south right of way line of the Tennessee Central railroad on which it measures 86 feet.

Being the same conveyed to Marjorie E. Aldridge, Trustee, or her successors in trust, under the revocable Aldridge Family Living Trust, dated June 23, 1998 by Warranty Deed from Marjorie E. Aldridge dated June 23, 1998 and recorded July 29, 1998 in Book 11039, Page 403, in said Register's Office Davidson County, Tennessee. Further being the same premises conveyed to New Light Properties, LLC a Tennessee

File Number: MTJ-141865

Living Trust dated June 23, 1998, dated June 27, 2014 and recorded June 27, 2014 as Instrument No. 201406270056750, in said Register's Office Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2306 Dennywood Drive, Nashville, TN 37214

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, has 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 our hands this 18th day of November, 2014.

New Light Properties, LLC

By: Tiberiu Miko
Its: Member

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, New Light Properties, LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of November, 2014.

Notary Public

My Commission Expires: 10.5.2015

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: MTJ-141865

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).