WARRANTY DEED



STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,900.00

Mary Gliatta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2015..

Notary Public

MY COMMISSION EXPIRES: 5-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa Beth Gliatta	F & M Bank	131-01-0D-014.00-C
(NAME)	(NAME)	
19 Hamilton Road	P.B. Box 451	
(ADDRESS)	(ADDRESS)	
Scarsdale, TN 10583	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Morry L. Trent and wife, Melissa W. Trent**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa Beth Gliatta and Paul Gliatta, wife and husband**, 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 2-D, as shown on the Plat of Georgetown Apartments, a condominium of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .449% interest in the Common Elements of 5025 Hillsboro Homeowners' Association as described in Book 5211, Page 325, et seq., said Register's Office (said Unit No. 2-D being also known as Apartment No. 2-D).

Being the same property conveyed to Morry L. Trent and wife, Melissa W. Trent and Joyce M. Ward by Warranty Deed ($69,000.00) dated 08/26/1986 from Phillip W. Venable and wife, Rita W. Venable of record in Book 6964, Page 980, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melissa W. Trent by Quit Claim Deed dated 12/30/2013 from Joyce M. Ward (her entire undivided one-half interest in said property) of record in Instrument 201401090002426, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5025 Hillsboro Pike, 2-D, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150056629 DEEDWARR
Recvd: 07/13/15 14:23 2 pgs
Fees: 13.00 Taxes: 802.53
20150713-0068094

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 our hands this 10th day of July, 2015.

Morry L. Trent

Melissa W. Trent

State of Tennessee

County of Davidson

On this 10th day of July, 2015, before me, a Notary public in and for said County and State, personally appeared **Morry L. Trent and Melissa W. Trent**, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019