THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15084965**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $769,000.00. Affiant Subscribed and sworn to before me, this 11th day of September, 2015. Notary Public My Commission Expires: _____

JANET L. SUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150079431 DEEDWARR
Recvd: 09/18/15 09:12 2 pgs
Fees:13.00 Taxes:2845.30
20150918-0094783

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Collie and Brandon Murphy 1802 Primrose Ave Nashville TN 37212-6014	New Owner	Tax Parcel ID No. 11704032800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David L. Glasgow, an unmarried man, as to an undivided 50% interest and Van G. Pond, Jr., an unmarried man, as to an undivided 50% interest, said interests as they relate to each other being held as joint tenants with right of survivorship** ("Grantors"), has this day bargained and sold, and do hereby transfer and convey to **Robert Collie and spouse, Brandon Murphy,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 40 feet of Lot No. 57 and the Northwesterly triangular part of Lot No. 58 on the Plan of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Northerly margin of Primrose Avenue at the corner of Lot Nos. 57 and 58; thence, with the line between said Lots Northerly 91.4 feet to a point; thence, Northeasterly leaving said line, 71 feet to a point in the Southerly margin of an alley, which point is 56 feet West of the West margin of Brightwood Avenue; thence, with the margin of said alley, Westerly 62 feet to a point; thence, South 22 degrees 15' West 160.4 feet to the Northerly margin of Primrose Avenue; thence, with the margin of the same, Southeasterly 40 feet to the point of Beginning.

Being the same property conveyed by Quitclaim Deed from Van Pond, Jr., an unmarried man to David L. Glasgow, an unmarried man, as to an undivided 50% interest, and Van G. Pond, Jr., an unmarried man, as to an undivided 50% interest, said interests as they relate to each other being held as joint tenants with right of survivorship, as recorded on the 18th day of August, 2005 in Instrument No. 20050818-0098291 and Warranty Deed from Bill C. Paige, unmarried to Van Pond, Jr., as recorded on the 2nd day of June, 1999 in Deed Book 11507, Page 835, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1802 Primrose Avenue, Nashville, TN 37212.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE, as recorded in Plat Book 421, Page(s) 101.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1802 Primrose Ave Nashville TN 37212-6014

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of September, 2015.

David L. Glasgow

Van G. Pond, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David L. Glasgow and Van G. Pond, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018