BILL GARRETT, Davidson County
Trans: T20150099584 DEEDWARR
Recvd: 11/23/15 14:18 2 pgs
Fees: 13.00 Taxes: 1409.70
20151123-0118709

PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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*Email*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57987
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Michael Duane Glasson<br>Heather Michelle Glasson<br>2828 Old Hickory Blvd., Apt. 2301<br>Nashville, TN 37221 | SWBC Mortgage Corporation<br>9311 San Pedro Suite 100<br>San Antonio, TX 78216 |

**TAX MAP PARCEL NUMBERS:** 142160A01300

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$381,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah W. Kittrell, a widow,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Duane Glasson and Heather Michelle Glasson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Devon Park Phase One of record in Book 5200, pages 670, 671 and 672, Register's Office for said County.

Said Lot No. 13 fronts 82.04 feet on the easterly margin of Burleigh Court (private) and extends back 152.279 feet on the northerly line and 138.02 feet on the southerly line to a broken line in the rear, measuring 101.73 feet thereon.

Being the same property conveyed to H. Tom Kittrell, Jr., and wife, Deborah W. Kittrell by Warranty Deed from W.P. Russell, Jr., and wife, Lynne M. Russell, dated April 4, 1985 and recorded on April 18, 1985 of record in Book 6528, page 346, Register's Office for Davidson County, Tennessee. The said H. Tom Kittrell, Jr., has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, pages 670, 671 and 672, said Register's Office, which Plan shows a 25, foot minimum building setback line from Burleigh Court (Private), a 2 foot minimum set back line from the northerly line, an 8 foot minimum setback line from the southerly line and a 20 foot set back line from the rear line. and subject to notes on said plan, and 5 foot easement for public utility and drainage purposes along the broken rear line(s) of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, Book 8276, page 53, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 704 Burleigh Court, Nashville, TN 37221**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 20th day of November, 2015.

Deborah W. Kittrell

**Deborah W. Kittrell**

**State of** Tennessee

**County of** Davidson

On this 20th day of November, 2015, before me the undersigned authority, personally appeared Deborah W. Kittrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $381,000.00.

Affiant

Sworn and subscribed before me this 20th day of November, 2015.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires: