This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 152198TN

BILL GARRETT, Davidson County
Trans:T20150104337 DEEDWARR
Recvd: 12/10/15 10:08 2 pgs
Fees:13.00 Taxes:832.50

20151210-0124255

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
April Clary	April Clary	97-2-A-60.00CO
1334 Riverbrook Dr.	1334 Riverbrook Dr.	
Hermitage, TN 37076	Hermitage, TN 37076	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Debra J. Gleaves, a single woman**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **April Clary** hereinafter called the Grantee, her 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. 60 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

The aforesaid Plat of Record in Instrument No. 20080723-0075577 voided, vacated and superseded the entire Plat entitled "Villages of Riverwood, Phase One, Section One" of record in Instrument No. 20080610-0059689, in said Register's Office.

Being the same property conveyed to Debra J. Gleaves by deed dated 09/28/2010, from Beazer Homes Corp, a Tennessee Corporation, filed for record on 10/05/2010 in Instrument No. 201010050079657, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, her heirs and assigns, forever;

AND **Debra J. Gleaves** does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Debra J. Gleaves** further covenants and binds her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1334 Riverbrook Drive, Hermitage, TN 37076**.

Executed on this 7th day of December. 2015

Debra J. Gleaves

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Debra J. Gleaves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she** executed the within instrument for the purposes therein contained.

Witness my hand this 7th day of December, 2015.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 7th day of December, 2015.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19