16-CD-040

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160015885 DEEDWARR
Recvd: 02/26/16 11:22 2 pgs
Fees:13.00 Taxes:584.60
20160226-0018409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires
October 30, 2016

(AFFIX SEAL)

LEIGH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Glasson and Lauren Carden Glasson, husband and wife	Quicken Loans Inc.	062020A09200CO
2913 Delta Queen Drive (ADDRESS)	1050 Woodward Ave (NAME) (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Detroit MI 48226-1906 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Julee Baber Brooks and wife, Ross Brooks, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patrick Glasson and Lauren Carden Glasson, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 92 ON THE PLAN OF RIVER TRACE ESTATES, PHASE 1, SECTION II OF RECORD IN PLAT BOOK 6900, PAGE 159, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING SAME PROPERTY CONVEYED TO JULEE BABER AND ROSS BROOKS, BY DEED FROM KELLY ANN MILLS AND HUSBAND, KYLE FUCHS, OF RECORD IN INSTRUMENT NO. 20070927-0115415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JULEE BABER HAVING SINCE MARRIED AND IS NOW KNOWN AS JULEE BABER BROOKS.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2913 Delta Queen Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 23rd day of February, 2016.

WARRANTY DEED
(Continued)

Julee Baber Brooks

Ross Brooks

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julee Baber Brooks and husband, Ross Brooks, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of February, 2016.

Notary Public

My Commission Expires: FEB 3, 2020

(SEAL)

SAM SOO KIM
COMM. # 2139351
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES FEB. 3, 2020

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072