BILL GARRETT, Davidson County
Trans: T20160032365 DEEDWARR
Recvd: 04/20/16 10:12 2 pgs
Fees: 13.00 Taxes: 1276.50

20160420-0038192

WARRANTY DEED

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew R. Smith and Olga Smith, Husband and Wife	Regions Bank d/b/a	00400019300
(NAME) 8560 Coopertown Rd	(NAME) Regions Mtg. 2050 Parkway Office Circle	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Birmingham, AL 35244	
(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, Thomas A. Glesige and Wife, Mary D. Glesige, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew R. Smith and Olga Smith, Husband and Wife, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, being Tract 2 of Coopertown Farms, and being more particularly described according to a survey by Joe M. Cummings, License No. 1513 dated February 18, 1994 as follows:

Beginning at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 902.03 feet along said right-of-way from its intersection with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, Page 839, Register's Office for Davidson County, Tennessee, and being westerly 0.97 mile along said right-of-way from its intersection with Whites Creek Pike, thence, with a curve in said right-of-way concave to the South and having a radius of 743.66 feet, westerly an arc distance of 130.77 feet to the point of tangency; thence, with said right-of-way , South 71 degrees 46 minutes 50 seconds West 43.59 feet to the beginning of a curve in said right-of-way concave to the South and having a radius of 706.13 feet; thence, with said curve and right-of-way, westerly an arc distance of 16.67 East to the beginning of a turn-in curve to the easterly margin of a 50 foot wide easement for ingress-egress, drainage and utilities concave to the Northeast and having a radius of 25.00 feet; thence, severing the property of Noble C. Caudill, II of record in Deed Book 114. Page 913, said Register's Office, with said turn-in curve and margin, northwesterly an arc distance 37.56 feet to the point of tangency; thence, continuing to sever said Caudill property with said margin, North 23 degrees 29 minutes 36 seconds West 175.32 feet to the beginning of a curve in said margin concave to the East and having a radius of 2108.23 feet; thence, continuing to sever said Caudill property with said curve and margin, northerly an arc distance of 394.16 feet to the point of tangency; thence, continuing to sever said Caudill property with said margin, North 12 degrees 46 minutes 53 seconds West 200.19 feet to an iron pin; thence, leaving said margin and continuing to sever said Caudill property as follows; South 88 degrees 44 minutes 19 seconds East 354.10 feet to an iron pin, South 08 degrees 08 minutes, 40 seconds East 694.03 feet to the point of beginning, containing 5.01 acres.

Being the same property conveyed to Thomas A. Glesige and wife, Mary D. Glesige from Billy R. Gray, a single person by Warranty Deed dated June 13, 2008 and of record as Instrument Number 20080620-0063656, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 8560 Coopertown Road, Joelton, TN 37080

(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 our hands this 18th day of April, 2016.

Thomas A Glesige

Mary D Glesige

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*wife,

On this 18th day of April, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas A Glesige and Mary D Glesige**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County