THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Rich Glass
445 Scott Creek Trail
Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20160077237 DEEDWARR
Recvd: 09/02/16 12:07 2 pgs
Fees:13.00 Taxes:536.13
20160902-0092603

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 075 12 0A
PARCEL 125.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kelly Elizabeth Priebel, an unmarried woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard M. Glass, unmarried** 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:

Land in Davidson County, Tennessee, being Lot No. 75 on the plan of Section Three, Phase I, Greer Meadows at Cedar Creek, of record in Plat Instrument No. 20010920-010748, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kelly Elizabeth Priebel, an unmarried woman, by Warranty Deed from Sarah E. Johnson, unmarried, dated October 6, 2014, of record in Instrument No. 20141010-0094068, Register's Office for Davidson County, Tennessee.

Joan Priebel signed on behalf of Kelly Elizabeth Priebel Pursuant to Power of Attorney of record in Instrument No. 20160902-0092602 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions and By Laws for Section Three Phase I and Phase II Greer Meadows at Cedar Creek of record in Instrument No. 20020606-0069062; Storm water Detention Agreement of record in Instrument No. 20001205-0119474; Declaration of Restrictive Covenants of record in Book 10802, Page 402; Quitclaim Deed conveyed Cedar Creek HOA for Open Space of record in Instrument No. 20021126-0146632 and Instrument No. 20030107-0002660; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20010920-010748, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **445 Scott Creek Trail Hermitage, TN 37076.**

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 30th day of August, 2016.

Kelly Elizabeth Priebel
Joan Priebel Attorney in Fact

Kelly Elizabeth Priebel
By: Joan Priebel, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Wilson

On this 30th day of August, 2016, before me personally appeared Joan Priebel, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Kelly Elizabeth Priebel, and who acknowledged that he/she executed the same as the free act and deed of Kelly Elizabeth Priebel.

Witness my hand and official seal this 30th day of August, 2016.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $144,900.00.

AFFIANT

Subscribed and sworn to before me this 30th day of August, 2016.

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1.7.20