WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160082718 DEEDWARR
Recvd: 09/21/16 08:59 2 pgs
Fees: 13.00 Taxes: 1056.35
20160921-0099248

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DANA DELWORTH

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Glover Anna Glover	new owner	171030A21700CO
(NAME)	(NAME)	
118 Carriage Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jon Ryan Damratoski,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Glover and Anna Glover,** 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:

husband and wife

Land in Davidson, Tennessee, being Unit No. 10 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Five, as shown on Plat of record in Plat Book 9700, page 578 and Plat No. 20000804-0077800, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Jon Ryan Damratoski, unmarried, by Warranty Deed from Sara N. Gillstrap and James Franklin Parker of record in Instrument 20080829-0088835 , Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 118 Carriage Court, Brentwood, TN 37027
(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.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ALL MATTERS IN PLAT OF RECORD IN INSTRUMENT NO. 20000804-0077800, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

Witness my/our hands this 16th day of September, 2016.

Jon Ryan Damratoski

State of Tennessee
County of Williamson

Personally appeared before me Jon Ryan Damratoski, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of September, 2016.

Notary Public
My Commission Expires:

File No.: 11282

