BILL GARRETT, Davidson County
Trans:T20160111336 DEEDWARR
Recvd: 12/19/16 12:50 2 pgs
Fees:13.00 Taxes:758.50
20161219-0132925

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste 290
Brentwood, TN 37027
16-2168

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of December, 2016

Notary Public
Commission Expires: 5-8-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lauren Glielmi 522 South 10th Street Nashville, TN 37206-3040	F+M BANK 50 FRANKLIN STREET CLARKSVILLE, TN 37040	082-16-0-414.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Lorrie Ann Wright, Administrator of the Estate of Betty A. Huffines, Deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauren Glielmi and Edward Glielmi, wife and husband, joint tenants

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. 24 on the Plan of Shelby Hills of record in Plat Book 3600, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 50 feet on the West side of South 10th Street and runs back between lines 161.41 feet on the Northerly side and 131.88 feet on the Southerly side to a line in the rear on which it measures 58.07 feet thereon.

Being the same property conveyed to Betty A. Huffines by Warranty deed from Edward T. Kephart and wife, Elizabeth A. Kephart of record in Book 5353, page 444, Register's Office for Davidson County, Tennessee, dated October 18, 1978 and recorded on October 20, 1978. Betty Ann Huffines having since died intestate on May 11, 2016, and pursuant to the order in the 7th Circuit Court of Davidson County, Tennessee, Probate Division, Docket #16P-1228, the said Lorrie Ann Wright was appointed as Administrator of the Estate and granted the authority to convey subject property

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 522 South 10th Street, Nashville, TN 37206-3040.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of December, 2016.

Lorrie Ann Wright
Lorrie Ann Wright, Administrator of the Estate of Betty A. Huffines, Deceased

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lorrie Ann Wright, Administrator** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 14th day of December, 2016.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

