WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2017.

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170006707 DEEDWARR
Recvd: 01/24/17 10:42 2 pgs
Fees: 13.00 Taxes: 777.00
20170124-0007598

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kevin W. Glenn	Regions Bank dba Regions Mortgage	Parcel ID:
241 Graeme Dr.	2050 Parkway Office Cir.	09502004700
Nashville, TN 37214	Birmingham, AL 35244	

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, we

Estate of Julie Ann Schnell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kevin W. Glenn and wife, Tracy N. Glenn
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. 157, on the Map of Donelson Hills Subdivision, as of record in Book 2331, Pages 22 and 23, Register's Office for said County.

Said Lot No. 157 fronts 78 feet on the easterly margin of Graeme Drive and extends back between lines 175 feet on the northerly line and 174.6 feet on the southerly line to a dead line in the rear measuring 78 feet thereon.

Being the same property conveyed to Donald R. Schnell and wife, Julie A. Schnell by deed from Thomas E. Noonan, Jr. and wife, Peggy T. Noonan, of record in Book 9179, Page 10, said Register's Office, dated December 2, 1993. The said Donald R. Schnell died June 3, 2013, and title vested in Julie A. Schnell as surviving tenant by the entirety. The said Julie A. Schnell died intestate on September 18, 2016, leaving as Sole Heirs the Grantors herein. The estate was admitted to Probate as Probate #16P1632, Probate Court for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2396, Page 365, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Pages 22 and 23, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 241 Graeme Dr., Nashville, TN 37214

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 hand this 19 day of January, 2017.

Estate of Julie Ann Schnell

BY: Michelle A. Miano
Michelle Ann Miano, Sole Heir

STATE OF SOUTH CAROLINA
COUNTY OF Aiken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Ann Miano, Sole Heir of the Estate of Julie Ann Schnell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Sole Heir of the Estate of Julie Ann Schnell and as such Sole Heir he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this 19th day of January, 2017.

MY COMMISSION EXPIRES AUGUST 11, 2020

My Commission Expires: _____

Meredith C. Miller
Notary Public

