WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170008915 DEEDWARR
Recvd: 01/31/17 10:07 2 pgs
Fees: 13.00 Taxes: 555.00
20170131-0010094

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Gillian	NEW OWNER	091 06 0 196.00
(NAME)	(NAME)	
1511 Gartland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Katherine L. Glover a/k/a Katherine Glover-Collins and husband, Marcus T. Collins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Gillian, married,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Anderson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly 15 feet of Lot No. 1513, all of Lot No. 1515, and Easterly 10 feet of Lot No. 1517 of Block No. 42, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County.

Said Part of Lot No. 1513, all of Lot No. 1515 and part of Lot No. 1517 front together 50 feet on the Northerly side of Pennsylvania Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Katherine L. Glover and husband, Marcus T. Collins, their heirs and assigns by Warranty Deed from Randall L. Craft, filed for record 07/26/2005 in Instrument No. 20050726-0087020, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

unimproved ☐

This is improved ☑ property, known as 5606 Pennsylvania Avenue, Nashville, TN 37209
(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 27th day of January, 2017.

Katherine L. Glover AKA Katherine Glover-Collins
by Dennis King Attorney in Fact

Katherine L. Glover a/k/a Katherine Glover-Collins
By: Dennis King, Attorney in Fact

Marcus T. Collins
by Dennis King Attorney in Fact

Marcus T. Collins
By: Dennis King, Attorney in Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dennis King with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Katherine L. Glover a/k/a/ Katherine Glover-Collins and Marcus T. Collins and being authorized to act on behalf of said persons pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as their free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 27th day of January, 2017.

Notary Public
My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019