THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170110536** BILL GARRETT, Davidson County Trans: T20170010765 DEEDWARR Recvd: 02/06/17 11:19 3 pgs Fees: 18.00 Taxes: 481.00 20170206-0012256	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $130,000.00 Affiant Subscribed and sworn to before me, this 3rd day of February, 2017. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brendan M. Glean and Kelly Glean 205 Cottonwood Ct. Franklin TN 37069	New Owner	Tax Parcel ID No. 045-008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark B. Sagers and Courtney M. Sagers, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brendan M. Glean and Kelly Glean, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Parcel 1
Tract I:
Located in the 14th Civil District of Davidson County, Tennessee, being Tract No. 9 of the Dawson Property and more particularly described as follows:

Beginning at a point in the centerline of a 50 foot ingress and egress easement, the same being the Southwest corner of Tract No. 8 heretofore conveyed to Sanders; thence with the centerline of said easement, North 67 degrees 56' 46" West 93.60 feet; and North 79 degrees 22' 56" West 215 feet to a point in the West margin of a cul de sac at the West end of said easement; thence South 83 degrees 31' 13" West passing though an I.P. and M.F.P. offset 25 feet, 879.53 feet in all to a tree and fence corner in the East line of Adcock; thence with the East line of Adcock, North 2 degrees 00' 10" West 388 feet to a tree and fence corner, Adcock's Northeast corner; thence North 86 degrees 03' 52" East 550.60 feet to an I.P. and M.F.P.; thence North 88 degrees 15' 31" East 803.73 feet to a M.F.P. in the line of said Tract No. 8; thence with the East line of Tract No. 8, South 21 degrees 26' 39" West passing through an I.P. and M.F.P. in the North margin of said easement, in all 457.12 feet to the beginning, containing 10.766 acres, more or less, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.

Tract II:
Located in the 14th Civil District of Davidson County, Tennessee, being Tract No. 10 of the Dawson Property and more particularly described as follows:

Beginning at a point in the centerline of a 50 foot ingress and egress easement, the same being the Southwest corner of an 11.911 acre tract conveyed to Everett W. Sanders, Jr., by deed of record in Book 6651, Page 39, Register's Office for Davidson County, Tennessee; thence with the centerline of said easement, North 67 degrees 56' 46" West 93.60 feet, and North 79 degrees 22' 56" West 215 feet to a point at the West edge of a cul-de-sac in said easement; thence South 83 degrees 31' 13" West passing through an IP and MFP offset at 25 feet, in all 879.53 feet to an iron pin in Adcock's East line; thence with the lines of Adcock, Gossett, and John Adcock, South 53 degrees 33' 43" East 660 feet to an iron pin, John

Adcock's Northeast corner; thence North 0 degrees 26' 17" East 29.70 feet to an iron pin, Campbell's Northwest corner; thence with Campbell's North line, South 80 degrees 25' 59" East 567.15 feet to an iron pin; thence North 21 degrees 26' 39" East 476.51 feet passing through an IP and MFP offset at 25 feet to a point in the centerline of said 50 foot ingress and egress easement; thence with the centerline of said easement, North 67 degrees 56' 46" West 100 feet to the beginning, containing 10.064 acres, more or less, according to survey of Thomas H. Alley, Number 922, dated March 21, 1985.

Being the same property conveyed by Warranty Deed from Michael Thomas Hines, (a/k/a Michael T. Hines), a married man, and Deborah Pounders Hines, (a/k/a Deborah P. Hines), an unmarried woman to Mark B. Sagers and wife, Courtney M. Sagers, as recorded on the 25th day of August, 2004 in Instrument No. 20040825-0102984, in the Register's Office of Davidson County, Tennessee.

Parcel 2
Being Lot No. 7 of the Dawson Property, and more particularly described as follows:

Beginning at a point in the centerline of Little Marrowbone Road, at its intersections with the center of a 50 foot ingress and egress easement, the same being the Northwest corner of a tract of land as shown of record in Book 5486, Page 221, Register's Office for Davidson County, Tennessee; thence with the centerline of said 50 foot easement, South 63 degrees 49' 22" East 101.29 feet, South 55 degrees 05' 31" East 133.25 feet; South 63 degrees 47' 42" East 181.58 feet; and South 86 degrees 54' 44" East 360 feet to an iron pin in the centerline of said easement, the Northwest corner and the beginning point of the property herein conveyed; thence continuing with the centerline of said easement, South 86 degrees 54' 44" East 131.39 feet; North 56 degrees 46' East 186.68 feet; North 63 degrees 37' East 113.33 feet; North 73 degrees 42' East 142.53 feet; South 81 degrees 26' East 118.74 feet; South 44 degrees 59' East 139.36 feet; and South 41 degrees 33' East 12.28 feet to an iron pin; thence South 2 degrees 06' 45" West 602.58 feet to a point in a creek; thence North 86 degrees 39' 37" West 802.88 feet to an iron pin; thence North 8 degrees 29' 50" East 500.68 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Wendy E. Greer, (a/k/a Wendy Eckenstine Greer), a married woman to Mark B. Sagers and wife, Courtney M. Sagers, as recorded on the 25th day of August, 2004 in Instrument No. 20040825-0102983, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Greenbelt Assessment recorded at Instrument No. 20060302-0024133.

Easement for Overhead Line Easement, recorded in Book 7181, Page 75 and Book 7021, Page 947.

Easement for Ingress/Egress, recorded in Book 6881, Page 606, Book 9828, Page 573, Book 9828, Page 570 and Instrument No. 20040211-0016502.

Easement for Ingress/Egress, recorded in Instrument Nos. 20040211-0016503 and 20040825-0102983.

Easement for Ingress/Egress, recorded in Book 6881, Page 308, Book 7060, Page 24, Book 7329, Page 189 and Instrument No. 20040825-0102984.

Easement for the flow of the waters of the Little Marrowbone Creek, and the rights of the public therein.

This is improved property located at 5192 Whitlow Mountain Road Ashland City TN 37015-9479

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of February, 2017.

Mark B. Sagers

Courtney Sagers by
Courtney M. Sagers
By: Mark B. Sagers, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark B. Sagers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2017.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark B. Sagers,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Courtney M. Sagers,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of February, 2017.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019