Davidson County DEEDWARR
Recvd: 02/17/17 15:56 3 pgs
Fees:18.00 Taxes:851.00
20170217-0016856

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00.

Affiant

Subscribed and sworn to me on 02/17/17.

NOTARY PUBLIC
My Commission Expires: 10/29/19

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL #
Brian M. Robl Mallorie L. Robl 2306 Dennywood Drive Nashville, TN 37214	Peoples Home Equity 170 N Seven Oaks Dr Knoxville, TN 37922	08411004000

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Matthew Gleason and Ashley Gleason, husband and wife, as to a 1/2 undivided interest and Vernon L. Gleason and Clearine K. Gleason, husband and wife, as to a 1/2 undivided interest, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Brian M. Robl and Mallorie L. Robl, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 108, MAPLECREST Subdivision, as shown on plat of record in Plat Book 1835, Pages 27 and 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Said Lot fronts 55 feet on the northerly side of Dennywood Drive and runs back between lines 160 feet on the easterly line and 174 feet on the westerly line to the south right of way line of the Tennessee Central railroad on which it measure 86 feet.
>
> Being the same property conveyed to Matthew Gleason and Ashley Gleason, husband and wife, as to a 1/2 undivided interest and Vernon L. Gleason and Clearine K. Gleason, husband and wife, as to a 1/2 undivided interest, by Warranty Deed from New Light Properties, LLC, a Tennessee limited liability company, recorded on the 26th day of November, 2014 in Instrument No. 20141126-0108932, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2306 Dennywood Drive, Nashville, Tennessee 37214.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 02/17/17.

Matthew Gleason

Ashley Gleason

Vernon L. Gleason

Clearine K. Gleason

STATE OF Florida
COUNTY OF Brevard

On February 13, 2017, before me personally appeared Matthew Gleason and Ashley Gleason to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 13, 2017.

Patti Willhardt
NOTARY PUBLIC

My Commission Expires: April 27, 2021

PATTI WILLHARDT
MY COMMISSION # GG 058024
EXPIRES: April 27, 2021
Bonded Thru Notary Public Underwriters

STATE OF Florida
COUNTY OF Brevard

On February 13, 2017, before me personally appeared Vernon L. Gleason and Clearine K. Gleason to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 13, 2017.

Patti Willhardt
NOTARY PUBLIC

My Commission Expires: April 27, 2021

PATTI WILLHARDT
MY COMMISSION # GG 058024
EXPIRES: April 27, 2021
Bonded Thru Notary Public Underwriters

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

