WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170034359 DEEDWARR
Recvd: 04/24/17 14:03 3 pgs
Fees:18.00 Taxes:499.50

20170424-0040008

G-BC-17-2511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erica Gluck	**Same as New Owner**	
(NAME)	(NAME)	**71-4-88.00**
1403 Corder Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLINTON BOBBY CARPENTER, JR., ADMINISTRATOR OF THE ESTATE OF WILMA JUNE BRACEY AND SHEILA ANN CARPENTER SIZEMORE AND JUNE DAWN CARPENTER KNIGHT AND CARY BRIAN CARPENTER AND CLINTON BOBBY CARPENTER, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERICA GLUCK, A SINGLE WOMAN AND CHRISTOPHER GLUCK AND MARY GLUCK, HUSBAND AND WIFE ALL AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 342 on the Plan of Joywood Heights, Section II, of record in Plat Book 1130, Pages 92 and 93, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wilma June Bracey, an unmarried woman, by Warranty Deed from James R. Brothers, Jerry L. Brothers and Vivian B. Bowington, Heirs-at-Law of the Estate of Esther Dell Brothers, recorded July 11, 2000 in Instrument No. 20000711-0068689, Register's Office for Davidson County, Tennessee. The said Wilma June Bracey have since died intestate on January 22, 2017 and whose Probate Estate is being administered in the Seventh Circuit Court for Davidson County, Probate Division, under Docket No. 17P-300. Order authorizing the sale of property filed April 19, 1997 in the Seventh Circuit Court for Davidson County, Tenessee, Probate Division under Docket No. 17P-300.

AFFIDAVIT of HEIRSHIP in Inst. NO. 20170424004000f, R.O.D.C.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 1130, Pages 92 and 93, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4155, Page 427, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2511 Jones Avenue, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF APRIL, 2017.

The Estate of Wilma June Bracey

BY: Clinton Bobby Carpenter Jr. Administrator

Clinton Bobby Carpenter, Jr.
Administrator

Sheila Ann Carpenter Sizemore by Clinton Bobby Carpenter Jr. attorney in fact

Sheila Ann Carpenter Sizemore by Clinton Bobby Carpenter, Jr., Attorney in Fact

June Dawn Carpenter Knight by Clinton Bobby Carpenter Jr. attorney in fact

June Dawn Carpenter Knight
by Clinton Bobby Carpenter, Jr. Attorney in Fact

Cary Brian Carpenter by Clinton Bobby Carpenter Jr. attorney in fact

Cary Brian Carpenter by Clinton Bobby
Carpenter, Jr. Attorney in Fact

Clinton Bobby Carpenter Jr.

Clinton Bobby Carpenter, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLINTON BOBBY CARPENTER, JR., ADMINISTRATOR of the THE ESTATE OF WILMA JUNE BRACEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of April, 2017.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clinton Bobby Carpenter, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHEILA ANN CARPENTER SIZEMORE, and who acknowledged he executed the same as the free act and deed of the said SHEILA ANN CARPENTER SIZEMORE.

Witness my hand and official seal, this the 19th of April, 2017.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clinton Bobby Carpenter, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUNE DAWN CARPENTER KNIGHT, and who acknowledged he/she/they executed the same as the free act and deed of the said JUNE DAWN CARPENTER KNIGHT.

Witness my hand and official seal, this the 19th of April, 2017.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clinton Bobby Carpenter, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARY BRIAN CARPENTER, and who acknowledged he/she/they executed the same as the free act and deed of the said CARY BRIAN CARPENTER.
Witness my hand and official seal, this the 19th of April, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLINTON BOBBY CARPENTER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212