WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

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:
Mark W. Glessner	NEW OWNER	Parcel ID:
2612 Lakeside Meadows Drive	2612 Lakeside Meadows Dr.	110030A00400CO
Mount Juliet, TN 37122	Mt. Juliet, TN 37122	

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

Carl Appelt and wife, Susan Appelt f/k/a Susan Pelletier

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mark W. Glessner , unmarried

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:

BEING Lot No. 4 on the Plan of Phase I, Lakeside Meadows, of record in Instrument 20080331-0031829, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Carl Appelt and Susan Pelletier, by deed from Frank Batson Homes, Inc., of record in Instrument 20140728-0066521, said Register's Office, dated July 25, 2014. The said Susan Pelletier is now known as Susan Appelt.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument 20080731-0078498, as amended in Instrument 20110927-0074551, 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 Instrument 20080331-0031829, said Register's Office; (3) Dedication of Easement and Maintenance Agreement for Sewer Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument 20140522-0044179, said Register's Office; (4) Stormwater Detention Agreement of record in Instrument 20070112-0005324, said Register's Office.

Susan Pelletier and Susan Appelt being one and the same person.

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 2612 Lakeside Meadows Drive, Mount Juliet, TN 37122

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.

BILL GARRETT, Davidson County
Trans:T20170036835 DEEDWARR
Recvd: 05/02/17 09:49 2 pgs
Fees:13.00 Taxes:1443.00
20170502-0042918

Witness our hands this 28th day of April, 2017.

Carl Appelt

Susan Appelt

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2017.

My Commission Expires: 7-2-18

Notary Public

