BILL GARRETT, Davidson County
Trans:T20170045863 DEEDWARR
Recvd: 05/31/17 09:05 2 pgs
Fees:13.00 Taxes:1616.90
20170531-0053750

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane D. Glaeser and Cony R. Glaeser, wife and husband	Guarantee Rate Inc. (NAME)	
1121 Kirkland Avenue (ADDRESS)	3940 N Ravenswood (ADDRESS)	072-02-0-177.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Chicago, IL 60613 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ashley Boykin, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Diane D. Glaeser and Cony R. Glaeser, wife and husband, hereinafter called the Grantees, their heirs 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 EAST 50 FEET OF LOT NO. 42 ON THE MAP OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 42 FRONTS 50 FEET ON THE NORTH SIDE OF KIRKLAND AVENUE AND RUNS BACK BETWEEN LINES 196.9 FEET, MORE OR LESS, ON THE WEST LINE AND 198 FEET ON THE EAST LINE, TO A DEAD LINE AND MEASURES 50 FEET, MORE OR LESS, THEREON.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY BOYKIN, AN UNMARRIED WOMAN BY WARRANTY DEED FROM DAVID W. HAND AND WIFE, JENNIFER C. HAND OF RECORD IN INSTRUMENT NO. 20150430-0038647, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 28, 2015 AND RECORDED ON APRIL 30, 2015.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1121 Kirkland Avenue , Nashville, TN 37216
(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 my/our hand(s) this 30th day of May, 2017.

WARRANTY DEED
(Continued)

Ashley Boykin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Boykin, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of May, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072