File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170064232 DEEDWARR
Recvd: 07/26/17 14:46 2 pgs
Fees: 13.00 Taxes: 2516.00
20170726-0075801

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $680,000.00.

K. Nino
Affiant

Subscribed and sworn to before me this 24 day of July, 2017

Notary Public
My Commission Expires:
(Affix Seal)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Robert Wayne Glaus	SWBC Mortgage	131-15-0-051.00
4705 Benton Smith Road	9311 San Pedro #100	
Nashville, TN 37225	San Antonio, TX. 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **H3 PROPERTY DEVELOPMENT GROUP LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert Wayne Glaus and Lynne MacMillan Glaus, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Harpeth Acres, Section Seven of record in Plat Book 2331, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brad Holden, from Cynthia W. Thompson, unmarried, by deed on September 14, 2016, of record in Instrument Number 20160920-0099106, Register's Office for Davidson County, Tennessee. Further quitclaimed to H3 Property Development Group, LLC, a Tennessee Limited Liability Company, dated October 28, 2016, recorded in Instrument Number 20161121-0122292, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $4,188.59 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 161-15-0-051.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, Page 154, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4275, Page 535, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4705 Benton Smith Road, Nashville, TN 37215

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 24, 2017.

H3 PROPERTY DEVELOPMENT GROUP, LLC

BY: _____
BRAD HOLDEN, AUTHORIZED MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, BRAD HOLDEN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the AUTHORIZED MEMBER OF H3 PROPERTY DEVELOPMENT GROUP, LLC, a Tennessee Limited Liability Company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he exeucted the within instrument, on behalf of the the maker, for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 24, 2017

My commission expires 5-3-2021

_____
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY