NEW OWNER:

Bryan Harper
2140 15th Avenue N
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0468 FR

Parcel 081-03-0-R-002.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 09/01/17 10:39 3 pgs
Fees:18.00 Taxes:1057.83
20170901-0090063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Five Thousand Nine Hundred and 00/100 Dollars** ($**285,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **KEVIN W. GLOVER, a married man** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Bryan Harper, a single man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2138 15th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160720-0074679 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Alfred Colvin, II by Special Warranty deed from Federal National Mortgage Association of record in Instrument No. 20130501-0043387 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on May 01, 2013.

Being a portion of the same property conveyed to Kevin W. Glover, unmarried by Warranty deed from Alfred Colvin, II, married of record in Instrument No. 20160511-0047027 Register's Office for Davidson County, Tennessee, dated May 09, 2016 and recorded on May 11, 2016.

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

Being improved property also known as 2140 15th Avenue N., Nashville, TN 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of **August, 2017**.

KEVIN W. GLOVER

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KEVIN W. GLOVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of **August, 2017**.

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. DUGGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 285,900.00 .

AFFIANT

Sworn to and subscribed to before me this 25 day of **August, 2017.**

NOTARY PUBLIC

My commission expires: 3/8/2021

Anne Marie Angel
State of Tennessee
Notary Public
Davidson County

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019