WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $625,000.00.

James C. Gay
Affiant

Subscribed and sworn to me on 09/12/17.

Brenda Zitzman
NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 1183 DEEDWARR
09/15/2017 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20170915-0094456

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James C. Gay 3107 Woodlawn Drive Nashville, TN 37215	NEW OWNER	11701012000

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Carolyn L. Glaus, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto James C. Gay and wife, Elizabeth Pierce, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 8 Emmahurst Plan of the Re-Subdivision of Lots 16-17-18-24-25-26, Forest Park Land Subdivision, as of record in Book 974, Page 4, said Register's Office.

And

Tract 2:

Land in Davidson County, Tennessee, being a portion of Woodleigh Drive between Forrest Park Avenue and Woodlawn Drive, as closed pursuant to Ordinance No. 096-256.

Being the same property conveyed by Quitclaim Deed from Jere Lillard Glaus and wife, Martha D. Glaus (Now Deceased) to Jere Lillard Glaus and wife, Carolyn L. Glaus, as recorded on the 28th day of November, 2000 in Instrument No. 20001128-0116647 and Warranty Deed from Elizabeth G. Phillips to Jere Lillard Glaus and wife, Martha D. Glaus, as recorded on the 24th day of May, 1974 in Deed Book 4818, Page 628, in the Register's Office of Davidson County, Tennessee. The said Jere Lillard Glaus has since died, leaving Carolyn L. Glaus as the surviving tenant by the entirety.

This is improved property, known as 3107 Woodlawn Drive, Nashville, TN 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 09/12/17.

Carolyn L. Glaus by Frederick W. Cook Jr., Attorney in Fact

Carolyn L. Glaus
By: Frederick W. Cook, Jr., attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of September, 2017, before me personally appeared Frederick W. Cook, Jr., the person who executed the foregoing instrument on behalf of Carolyn L. Glaus, who acknowledged that he executed the same as the free act and deed of the said Carolyn L. Glaus, through Power of Attorney granted to Frederick W. Cook, Jr. by Carolyn L. Glaus.

Witness my hand and official seal on 09/12/17.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-2017



Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017