This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17396

Bill Garrett Davidson County
Batch# 2046 DEEDWARR
09/19/2017 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20170919-0095552

Send Tax Bills To:
Brandon L. Wood
1115 Meridian St
Nashville TN 37207

New Owner is:
Brandon L. Wood
111 Douglas Avenue
Nashville, TN 37207

MAP: 071-15-0

PARCEL: 105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jacob A. Glancy and wife, Amy Levally Glancy**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brandon L. Wood**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **111 Douglas Avenue, Nashville, TN 37207**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being the east part of Lot No. 1 and 2 on the Map of Wildwood, as of record in Book 161, Page 153, Register's Office for said County.

Said part of lots front 100 feet on the west side of Joseph Street and extend back between parallel lines, 75 feet to a dead line.

INCLUDED in the above described property, but EXCLUDED therefrom is the following described property having been conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee for Right of Way, by Warranty Deed in Book 8180, Page 962, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the south boundary of Parcel 105 of Map 71-15 at approximate station 3+77.69 of Project 86-R-5, Douglas Avenue; thence with a curve to the left having a central angle of 89 degrees 17' 24" and radius of 20 feet, 31.17 feet to a point on the right-of-way of Joseph Avenue; thence with said right-of-way S 6 degrees 40' 39" W 19.75 feet to a point on the right-of-way of Douglas Avenue; thence with said right-of-way N 84 degrees 01' 56" W 19.75 feet to the point of beginning, containing 83.39 square feet.

BEING the same property conveyed to Jacob A. Glancy, unmarried, by Warranty Deed from Robert Braswell, unmarried, dated 3/14/14 and recorded 3/17/14 in Instrument No. 20140317-0021844, in the Register's Office of Davidson County, Tennessee. Jacob A. Glancy having since married Amy Levally Glancy, and she joins in this conveyance for the purpose of conveying any and all of her interest in said property, marital or otherwise.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5th day of September, 2017.

GRANTOR(S):

JACOB A. GLANCY

AMY LEVALLY GLANCY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jacob A. Glancy and Amy Levally Glancy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 5th day of September, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: 9/11/17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$269,900.00**.

AFFIANT

SWORN TO and subscribed before me this 5th day of September, 2017.

DEBBIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY PUBLIC
My commission expires: 11/5/2019

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017