Bill Garrett Davidson County
Batch# 5923 DEEDWARR
09/29/2017 10:15:30 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20170929-0099779

WARRANTY DEED

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/19/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Katherine J. Gleaves and William M Gleaves	The Mortgage Firm, Inc	034 03 0 044.00
(NAME)	(NAME)	
118 Shepherd Hills Drive	921 Douglas Avenue, STE 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Altamonte Springs, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Wayne Mitchell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Mark Gleaves and Katherine J. Gleaves, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Shepherd Hills, Section 1, as shown by plat of record in Plat Book 2331, Page 46, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete Description.

Said Lot No. 12 fronts 160 feet on the westerly side of Shepherd Hills Drive and runs back between lines, 332.76 feet on the northerly line 299.6 feet on the southerly line, to a dead line in the rear on which it measures 94.1 feet.

Being the same property conveyed to James Wayne Mitchell, unmarried by Warranty Deed from Lillian F. Thomas, unmarried dated February 6, 2013 and recorded February 14, 2013 as Instrument No. 201302140015005, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Mark Gleaves and Katherine J. Gleaves on 09/28/2017, by deed from James Wayne Mitchell, filed for record on _____ in Instrument No. _____, Register's Office for Davidson County, Tennessee.

File Number: HND-174146FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 118 Shepherd Hills Drive, Madison, TN 37115

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, has 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 our hands this 28th day of Sept, 2017

James Wayne Mitchell

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James Wayne Mitchell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2017.

Notary Public

My Commission Expires: 3/19/19

(SEAL)

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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

201709290099779