Bill Garrett Davidson County
Batch# 27404 DEEDWARR
11/17/2017 12:27:44 PM 2 pgs
Fees: $13.00 Taxes: $1,007.88

20171117-0118370

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $272,400.00

Affiant

Subscribed and sworn to before me, this 15th day of November, 2017.

Notary Public

My commission expires:
01-06-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-RR-17-2805

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Glenda Robertson **Janet E. Hantke**	NEW OWNER	**83-15-182.00**
1051 MADRONE AVE. ~~**2805 Barclay Dr**~~		
VALLEJO, CA 94592 ~~**Nashville, TN 37206**~~		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jacques L. Mabrey and wife, Debbie J. Mabrey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Glenda Robertson and wife, Janet E. Hantke

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. 221 on the Plan of Fortland Park, Section I, of record in Plat Book 2663, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 221 fronts 80 feet on the easterly side of the Barclay Drive and runs back between parallel lines 179.9 feet to a deed line on which it measures 80 feet.

Being the same property conveyed to Jacques L. Mabrey and wife, Debbie J. Mabrey, by Warranty Deed from David Lee Lamberth and wife, Sandra Elaine Lamberth, dated October 29, 1996, of record in Record Book 10243, Page 2, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 2663, page 61, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (_____) property known as 2805 Barclay Dr, Nashville, TN 37206.

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, have a good right to convey it and the same in 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 my/our hand(s) this 15th day of November, 2017.

Jacques L. Mabrey

Jacques L. Mabrey

Debbie J. Mabrey

Debbie J. Mabrey

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jacques L. Mabrey and Debbie J. Mabrey, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW MILEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY