Bill Garrett Davidson County
Batch# 63151 DEEDWARR
02/27/2018 04:02:27 PM 2 pgs
Fees: $13.00 Taxes: $1,435.60
20180227-0018466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00.

Brandy Gorman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2018.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 10, 2018

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gregory Glaser and Ashley E. Manus 6736 Christiansted Lane Nashville, TN 37211	Farmington Mortgage div of CapStar Bank 2002 Richard Jones Rd Suite 300A Nashville, TN 37215	172-10-0B-030.00 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ALEX LAVRIN

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

GREGORY GLASER, AN UNMARRIED MAN AND ASHLEY E. MANUS, AN UNMARRIED WOMAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 30, as shown on the map entitled the Plan of Christiansted Valley, Phase 2, Revision 1, of record in Instrument No. 2001029-0012854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALEX LAVRIN, by deed from JEREMY G. MILOSE AND WIFE, JENNY MILOSE, of record in Instrument No. 20080117-0005369, dated January 11, 2008, said Register's Office.

This improved property is known as 6736 Christiansted Lane, Nashville, TN 37211.

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. We do covenant with 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 is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Shannon B. Lavrin, spouse of Alex Lavrin, joins in this conveyance for the purpose of quitclaiming any and all interest she may have in the property.

Witness our hands this 27th day of May, 2017.

Alex Lavrin

Shannon B. Lavrin

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Alex Lavrin, the within named 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 at office, this 27 day of May, 2017.

Notary Public

Douglas R. Sipes
Commission Expires
November 6, 2017

My commission expires:

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shannon B. Lavrin, the within named 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 at office, this 27 day of May, 2017.

Notary Public

Douglas R. Sipes
Commission Expires
November 6, 2017

My commission expires:

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON