Bill Garrett Davidson County
Batch# 79747 DEEDWARR
04/11/2018 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $7,363.00
20180411-0034079

34121

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,989,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda H. Glisson	SUNTRUST MORTGAGE	130-13-41.00
(NAME)	mail code: GA-ATL0905 (NAME)	
4441 East Brookfield Drive	1745 N. Brown Rd. Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-4509	Lawrenceville, GA 30043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dwaine L. Anderson and Leilani S. Boulware, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Linda H. Glisson, a married woman,** 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. 11 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, of record in Plat Book 1130, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 240 feet on the westerly margin of East Brookfield Avenue and extends back 189 feet on the northerly line and 299.7 feet on the southerly line to a dead line in the rear, measuring 183.5 feet.

Being the same property conveyed to Dwaine L. Anderson and Leilani S. Boulware, husband and wife, by deed from Daniel B. Karl and wife, Leslie G. Karl, dated October 14, 2014, and recorded on October 16, 2014 in Instrument No. 20141016-0095753, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

Linda H. Glisson and Linda Glisson are one and the same person.

unimproved ☐

This is improved ☑ property, known as 4441 East Brookfield Drive, Nashville, TN 37205-4509
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my/our hands this 9th day of April, 2018.

Dwaine L. Anderson

Leilani S. Boulware

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Personally appeared before me Dwaine L. Anderson and Leilani S. Boulware, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of April, 2018.



Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 38716

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

