WARRANTY DEED

Bill Garrett Davidson County
Batch# 86205 DEEDWARR
04/30/2018 10:58:07 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20180430-0040342

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $360,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF APRIL, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9421

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Glean Properties LLC, A Tennessee Limited Liability Company	Glean Properties LLC	
1615 MCEWEN AVENUE	46 A Old Road South	083-06-344.00
Nashville, TN 37206	Lamy NM 87540	

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,

JESSE CORRELL, AND JEANNE MOREN

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

GLEAN PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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 the Westerly 57 feet of the Southerly 150 feet of Lot No. 2 on the Plan of W.L. Horn's' Spout Spring Addition, as of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee. Being Lot "A" on the unrecorded Subdivision of said Lot No. 2, described according to a survey made by Z.L. Wilkinson, Surveyor, September 4, 1040, as follows: Beginning at the Northeast corner of McEwen Street and Rudolph Street; thence with the Northerly margin of McEwen Street, Eastwardly, 57 feet; thence at right angles, Northwardly, 150 feet; thence at right angles, Westwardly, 57 feet, to the Easterly margin of Rudolph Street; thence with said Street, Southwardly, 150 feet, to the beginning.

Being the same property conveyed to Jesse Correll, unmarried and Jeanne Moren, unmarried, tenants in common with right of survivorship by Warranty Deed from Will Harlan Dylan Campbell, married, recorded on the 18th day of August, 2015 in Instrument No. 20150818-0082757, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. L. HORN'S' SPOUT SPRING ADDITION, as recorded in Plat Book 57, Page(s) 106, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.

This is improved property known as 1615 MCEWEN AVENUE, 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 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 our hand on the 23rd day of April, 2018.

Jesse Correll

Jeanne Moren

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JESSE CORRELL AND JEANNE MOREN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of April, 2018.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020