# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2018.

Notary Public

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

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 87585 DEEDWARR
05/02/2018 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20180502-0041928

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-030320

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Bonnie Glueck | Tennessee Valley Federal Credit Union | |
| (NAME) | (NAME) | |
| 4371 Dry Fork Rd. | P.O. Box 23967 | 039-052.00 |
| (ADDRESS) | (ADDRESS) | |
| Whites Creek, TN 37189 | Chattanooga, TN 37422 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($440,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AUSTIN DANIEL AND REBECCA DANIEL, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BONNIE GLUECK AND JEFF GLUECK, WIFE AND HUSBAND, 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 the 14th Civil District of Davidson County, Tennessee; located on the West of Dry Fork Road, described as Tract No. 3, according to an unrecorded survey by Elbert F. Luther, Jr., Surveyor, dated July 1979, as follows:

Beginning at an iron pin in the center of Dry Fork Road, thence leaving the center of said road, thence South 50 degrees 00 minutes west, 15.0 feet to an iron pin in the west right of way of Dry Fork Road, same being the southeast corner of Tract No. 2, thence South 50 degrees 00 minutes West, 715.5 feet to an iron pin in the west line of Zimmerle Tract; thence with the west line of said tract North 47 degrees 15 minut4es West, 418.50 feet to an iron pin in the south line of John A. Bostelman tract; thence with the said line North 14 degrees 15 minutes East, 162.5 feet to an iron pin in the fence line of John Bostelman; thence North 10 degrees 00 minutes East, 159.50 feet to a 48" oak in Bostelman line, thence with said

line due North 50.00 feet to an iron pin by fence; thence North 66 degrees 00 minutes East, 100.50 feet to an iron pin in the south line of John Bostelman; thence North 56 degrees 30 minutes East, 300.60 feet to an iron pin on the west right of way of Dry Fork Road; thence on the same line 16.5 feet to the center of Dry Fork Road; thence with the center of Dry Fork Road, South 50 degrees East, 263.50 feet to an iron pin in the center of Dry Fork Road; thence on a curve to the right (D9 30L-99.06 feet to an iron pin in the center of Dry Fork Road); thence with the center of said road, South 40 degrees 30 minutes East, 157.50 feet to an iron pin in the center of Dry Fork Road and the point of beginning.

Being the same property conveyed to Austin Daniel and Rebecca Daniel by Special Warranty deed from Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-3 of record in Instrument No. 20110923-0073824 Register's Office for Davidson County, Tennessee, dated September 14, 2011 and recorded on September 23, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 4371 Dry Fork Road, Whites Creek, TN 37189
(House No.) (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 hand(s) this the 30th day of April, 2018

Austin Daniel

Rebecca Daniel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of April, 2018, before me personally appeared Austin Daniel and Rebecca Daniel, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of April, 2018.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020
(SEAL)

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

# True Copy Certification

I, Jamie Ivey, 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 therewith 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, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY