Bill Garrett Davidson County
Batch# 95619 DEEDWARR
05/22/2018 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20180522-0049162

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 04/06/2020

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE HILLARY A. HATE COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No : 18-0321

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S):
Julian Zoe Glassman, an unmarried woman	Bank Tennessee	#06103017100
(NAME) 5033 Inglewood Ct.	(NAME) 1125 W Poplar Ave.	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Collierville, TN 38017	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thousand And No/100 Dollars ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
BRIAN GAINOUS, A MARRIED MAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JULIAN ZOE GLASSMAN, AN UNMARRIED 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 and more particularly described as follows:

TRACT I:
Lot 57 on the Plan of Inglewood Heights Subdivision, as of record in Book 1424, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot 57 fronts 75 feet on the easterly side of Inglewood Court and runs back 161.05 feet on the southerly line and 155.8 feet on the northerly line to a dead line in the rear, measuring 75.1 feet thereon.

TRACT II:
Being the southerly 5 feet of Lot 56 on the Plan of Inglewood Heights Subdivision of the A.J. Coleman Property, as of record in Book 1424, Page 85, Register's Office for Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, July 12, 1954, as follows:

Beginning on the easterly margin of Inglewood Court at the corner of Lot 56 and 57; thence with the line between said two lots eastwardly 155.8 feet to the westerly line of Lot 51; thence with the line between said lots 51 and 56 northwardly 5 feet to an iron pin; thence westwardly 155.5 feet to an iron pin set in the drive in the easterly margin of Inglewood Court; thence with same southwardly 5 feet to the beginning.

Being the same property conveyed to Brian Gainous by deed from Ricky L. Clark and Judy A. Clark, husband and wife, of record in Instrument 20160817-0085946, dated August 17, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 85, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 5033 Inglewood Ct., Nashville, TN 37216
(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 our hands this 17th day of May, 2018.

Brian Gainous

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Gainous, a married man, 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 and official seal at Nashville, Tennessee, this May 17, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Seth Dearinger, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Hillary Pate, a notary public for this county and state, Seth Dearinger, 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: 04/06/2020

{Notary' Seal}

