WARRANTY DEED

Bill Garrett Davidson County
Batch# 112366 **DEEDWARR**
07/03/2018 01:01:18 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20180703-0064545

MST 2018-0780

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4, 2020

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brendan Glean and Kelly Glean	Brendan Glean + Kelly Glean	178-00-0-14.00
(NAME)	(NAME)	
8719 Old Harding Pike	511 Arbor Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Thomas Alexander Harvey, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brendan Glean and Kelly Glean, husband and wife,** 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:

A tract of land in the 9th, formerly the 14th District of Davidson County, Tennessee, described according to a survey made by Pete Meyer, Surveyor, May 21, 1946, as follows:

Beginning on the South bank of the South Harpeth River, 756.5 feet West of the common corner of the lands of Mrs. Bettie Allen, Mrs. Allie T. Morton and the W. H. Allison heirs at an iron pin in a rock wall, the Southeast corner of land herein conveyed; thence North 18 degrees West 243.4 feet to an iron pin; thence South 72 degrees West 135 feet to an iron pin; thence South 18 degrees East 230 feet to an iron pin in a stone fence; thence with said fence, North 82 degrees 15' East 135 feet to the point of beginning, running through said described land in an Easterly and Westerly direction is a private road over which property owners have right of ingress and egress, said road crosses said property in an Easterly and Westerly direction and is approximately 88 feet from the Northwest corner and 92 feet from the Northeast corner of said tract.

Being the same property conveyed to Thomas Alexander Harvey by Installment deed from Johnson Linton Allen of record in Book 6519, page 509, Register's Office for Davidson County, Tennessee, dated April 07, 1983 and recorded on March 27, 1985.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2017, a lien due and payable, and now delinquent. Taxes for the year 2018, a lien not yet due and payable. Subject to the flow of any creeks, streams, or branches across subject property. Title to that portion of the property lying between the high and low water marks of the banks of South Harpeth River, and rights of upper and lower riparian owners in and to said waters are excepted herefrom.

This property, known as 8719 Old Harding Pike, Nashville, TN 37221
(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 hand(s) this 28 DAY OF June, 2018.

Thomas Alexander Harvey by Yvette Meldrum his attorney in fact

Thomas Alexander Harvey by Yvette Meldrum, his Attorney-in-Fact

Gineille S. Harvey joins in this conveyance to convey any and all marital interest they may have in subject property.

Gineille S Harvey by Yvette Meldrum her attorney in fact

Gineille S. Harvey by Yvette Meldrum, her Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Alexander Harvey and Gineille S. Harvey, with whom I am personally acquainted (or provided 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, this the 28th day of June, 2018.

Notary Public

My Commission Expires: 9/29/18

(SEAL)

RACHEL W. FIGUEROA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY