PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 129700 DEEDWARR
08/16/2018 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20180816-0081162

W & I Ref: (DM) Title No.: 60036
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Scott McGlasson Kelley L. McGlasson 3004 Windemere Circle Nashville, TN 37214	First Community Mortgage, Inc. 2623 Robert Rose DRIVE Suite 101 Murfreesboro, TN 37129

TAX MAP PARCEL NUMBERS: 08408011400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$340,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey Hirsch, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Scott McGlasson and Kelley L. McGlasson, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Lincoya Hills, Section Four of record in Book 2330, page 30, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Hirsch by Warranty Deed from Katherine H. Bryan, an unmarried woman dated August 2, 2016 and recorded on August 3, 2016 of record in Instrument No. 20160803-0080459 corrected by Scrivener's Affidavit of record in Instrument No. 20160825-0089137, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2330, page 30, said Register's Office, which Plan shows a 40 foot minimum building setback line from Windemere Circle, and a 10 foot easement for public utility purposes along the rear line of said lot.
And a 2.5 x 20 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as 3004 Windemere Circle, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF ~~this 15th~~ day of August, 2018.

Jeffrey Hirsch

State of Tennessee

County of Davidson

On this 15th day of August, 2018, before me the undersigned authority, personally appeared Jeffrey Hirsch, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: ~~TENNESSEE~~

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Sworn and subscribed before me this 15th day of August, 2018.

Notary

My Commission Expires: 5/31/22

EMILY JONES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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, Emily Jones, 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: 05/31/2022

EMILY JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY