NEW OWNER:
Ciara Properties
510 South Main Street
Springfield, TN 37172

SEND TAX BILLS TO:
NEW OWNER

Map 094
Group 14
Parcel 109.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-1525

Space for Recorder's stamp

Karen Y Johnson Davidson County
Batch# 151063 **DEEDWARR**
10/12/2018 10:17:27 AM 5 pgs
Fees: $28.00 Taxes: $629.00

20181012-0101356

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES J. GLEAVES, CONNIE L. GLEAVES DAWS, HORACE R. GLEAVES and DONALD W. GLEAVES, Individually and as Executor of the Estate of Virgie Marie Elizabeth Gleaves** (collectively "Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CIARA PROPERTIES**, a **Tennessee general partnership** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being **Lot 210**, as shown on the map entitled Elm Hill Subdivision, Section III, of record in Book 2330, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES C. GLEAVES, ET UX VERGIE M. GLEAVES, by Deed from Everett D. Whitham et ux Helen M. Witham, dated February 15, 1963, of record in Book 3505, Page 523, in the Register's Office for Davidson County, Tennessee. The said James C. Gleaves having since died on or about August 22, 1981, leaving Virgie M. Gleaves the surviving tenant by the entirety. The said Virgie M. Gleaves having since died on or about October 5, 2017, devising subject property to JAMES J. GLEAVES, HORACE R. GLEAVES, CONNIE L. GLEAVES DAWS AND DONALD W. GLEAVES pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 18P201.

THIS IS IMPROVED PROPERTY which has the address of **2148 Sanborn Drive, Nashville, TN 37210**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 2330, Page 77, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be paid by the Grantee herein.

WITNESS MY SIGNATURE hereto this 9th day of October, 2018.

x Horace Ronald Gleaves
HORACE R. GLEAVES

STATE OF TEXAS
COUNTY OF Kaufman

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **HORACE R. GLEAVES,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of October, 2018.

Melinda Wallace
NOTARY PUBLIC

My commission expires: 7/25/22

MELINDA WALLACE
Notary ID #2831190
My Commission Expires
July 25, 2022

WITNESS MY SIGNATURE hereto this 9th day of October, 2018.

Connie L Gleaves Daws

CONNIE L. GLEAVES DAWS

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CONNIE L. GLEAVES DAWS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of October, 2018.

Martha Baudendistel

NOTARY PUBLIC

My commission expires: 10-16-21

MARTHA BAUDENDISTEL
MY COMMISSION # GG 149759
EXPIRES: October 16, 2021

WITNESS OUR SIGNATURES hereto this 10th day of October, 2018.

JAMES J. GLEAVES

DONALD W. GLEAVES, Individually, and as Executor of the Estate of Virgie Marie Elizabeth Gleaves

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES J. GLEAVES and DONALD W. GLEAVES, Individually and as Executor of the Estate of Virgie Marie Elizabeth Gleaves,** with whom I am personally acquainted, or proved to me 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 office this 10th day of October, 2018.

NOTARY PUBLIC

My commission expires: 10/29/19

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The actual consideration or value, whichever is greater, for this transfer is **~~$170,000.00~~**

AFFIANT

Sworn to and subscribed to before me this 10th day of October, 2018.

NOTARY PUBLIC

My commission expires: 10/27/19