Karen Y Johnson Davidson County
Batch# 154095 DEEDWARR
10/25/2018 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20181025-0105890

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this ~~24th~~ 25th day of October, 2018.

Notary Public
My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN

05-1809-67388

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Brian Gleason 700 Tahlena Ave. Madison 37115	New Owner	052-06-0-086.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ryan J. Henehan and wife, Ashley Henehan**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brian Gleason, a married man and Pete Kootsikas, a married man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of , described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Lots 76 & 77, Madison Heights Subdivision, Section 1, of record in Book 6050, Page 119, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan J. Henehan and wife, Ashley Henehan by deed from Don J. Fenn and wife, Glenna B. Fenn, dated February 5, 2013, recorded February 7, 2013, of record in Instrument No. 20170207-0012616, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 700 Tahlena Ave., Madison, 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of October, 2018.

Ryan J. Henehan

Ashley Henehan

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ryan J. Henehan and Ashley Henehan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, , this 24th day of October, 2018.

State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

