WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/5/2019

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

Karen Y Johnson Davidson County
Batch# 171230 DEEDWARR
12/06/2018 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20181206-0119077

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Mindote Addison-Smith	Caliber Home Loans, Inc.	142-6C-22
(NAME)	(NAME)	
824 Williamsburg West Drive	3701 Regent Blvd., Suite 108	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182997

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, I/we, **Eric D. Glasser, a single man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mindote Addison-Smith, a single 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, Tennessee, being Unit No. 16A, on the Horizontal Property Regime for Section 5, Site Plan, Doral Country Villa, as recorded in the Master Deed of record in Book 5011, page 395, amended in book 5015, page 251, Book 5124, page 163, Book 5194, page 136 and Instrument no. 20070504-0053687 and made applicable in Book 5194, page 134, as shown on map of record in Plat Book 5050, page 93, Register's Office for Davidson County, Tennessee, to all of which is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Shawn Meehan, having a 50% undivided interest and Eric D. Glasser, having a 50% undivided interest by deed from Dora Elinichna Sorin and Grigory Tahovich Sorin, wife and husband, dated December 10, 2013, of record in Instrument No. 20131213-0126143, Register's Office for Davidson County, Tennessee. The property was further conveyed to Eric D. Glasser, a single man by deed from Shawn Meehan, married, dated December 4, 2017, of record in Instrument No. 20171214-0127464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 5050, page 93, Register's Office for said County; (b) Master Deed establishing a Horizontal Property Regime of Doral Country Villa, of record in Book 5011, page 395, amended in book 5015, page 251, Book 5124, page 163, Book 5194, page 136 and Instrument no. 20070504-0053687 and made applicable in Book 5194, page 134, said Register's Office; and (c) Rights of others in and to the common elements.

Unimproved ☐

This is Improved ☒ property, known as 824 Williamsburg West Drive, Nashville, TN 37221
(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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 9th day of November, 2018

Eric D. Glasser

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eric D. Glasser, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th of November, 2018.

Notary Public

My Commission Expires: 11·22·21

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212