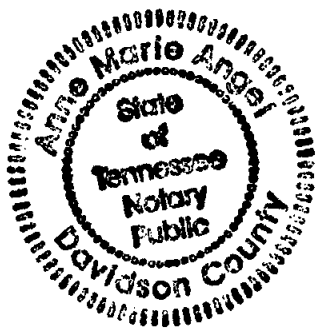
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 day of December, 2018. Notary Public MY COMMISSION EXPIRES: 3/8/2021 (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Chris Gluck, Mary Gluck, and Erica Gluck	NEW OWNERS	072 12 0 127.00
(NAME)	(NAME)	
2102 Fernwood Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shannon Ellen Ospina, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chris Gluck and Mary Gluck, husband and wife, and Erica Gluck, a single woman, as Tenants in Common with the Right of Survivorship**, 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 Lot No. 171 on the Plan of Dalewood Subdivision, Section 3, recorded in Book 1835, Page 20, 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 Jonathan Latti, a single man by Warranty Deed from Leah L. Henley, unmarried dated April 30, 2004 and recorded May 5, 2004 as Instrument No. 20040505-0051338, in said Register's Office for Davidson County, Tennessee. *The said Jonathan Latti having died on October 6, 2018. Affidavit of Heirship recorded as Instrument No. 20181015-0101679, in said Register's Office for Davidson County, Tennessee.*

The subject property was never used as the principal residence of the Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Y Johnson Davidson County
Batch# 174157 **DEEDWARR**
12/14/2018 10:57:41 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20181214-0121789

File Number: GRN-188810SSO

unimproved ☐
This is improved ☒ property, known as 2102 Fernwood Dr, Nashville, TN 37216

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 our hands this 6th day of December, 2018

Shannon Ellen Ospina by as attorney in fact

Shannon Ellen Ospina, by Hillary Monroe Smith as attorney in fact

STATE OF Tennessee

County OF Davidson

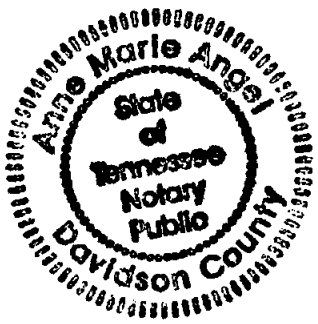
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shannon Ellen Ospina, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Shannon Ellen Ospina, for the purposes therein contained.

Witness my hand and official seal, this the 6th of December, 2018.

Anne Marie Angel
Notary Public

My Commission Expires: 3/8/2021

(SEAL)



File Number: GRN-188810SSO