Karen Y Johnson Davidson County
Batch# 174865 DEEDWARR
12/17/2018 11:13:33 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20181217-0122378

**State of Tennessee)**
**County of Davidson)**

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of December, 2018.

Notary Public:
My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

# WARRANTY DEED

**This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066**

| Name and Address and New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Katherine H. Mathis and Robert W. Mathis<br>2463 Cabin Hill Rd.<br>Nashville, TN 37214 | Movement Mortgage, LLC<br>8024 Calvin Hall Rd.<br>Indian Land, SC 29707 | 073-16-0-055.00 |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michelle Y. Glammeyer, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Katherine H. Mathis and Robert W. Mathis, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 5 on the Plan of Section Three, Sunset View, as of record in Book 2663, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof and described as follows:

Said Lot No. 5 fronts 95 feet on the southerly side of Cabin Hill Road and runs back 288.8 feet on the easterly line and 243.8 feet on the westerly line to a dead line in the rear, measuring 133.8 feet thereon.

Being the same property conveyed to Ralph H. Kramer and wife, Joe Nell G. Kramer, by Warranty Deed from David E. Swanson and wife, Marilyn B. Swanson, dated November 25, 1964, of record in Book 3882, page 229, Register's Office for Davidson County, Tennessee. The said Ralph H. Kramer died on February 1, 1990, whereupon Joe Nell G. Kramer became the sole owner of said property as the surviving tenant by the entirety. The said Joe Nell Kramer died testate on March 19, 2006, and devised said property to Joe A. McGuire and Michelle Y. Glammeyer, each a 1/2 undivided interest, as shown in Docket No. 06P-555 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division in which James S. McGuire was named Personal Representative. Also being the same property conveyed to Joe A. McGuire and Michelle Y. Glammeyer, each a 1/2 undivided interest, by Personal Representative's Quitclaim Deed from James S. McGuire, Personal Representative, dated December 5, 2006, of record in Instrument No. 20061207-0151559, Register's Office for Davidson County, Tennessee. The said Joe A. McGuire died on April 5, 2016, and Michelle Y. Glammeyer, Michelle Y. Glammeyer, James S. McGuire, Randall E. McGuire, Michael V. McGuire, Thomas R. McGuire, Jeffery W. McGuire and Robyn L. Denney are the heirs at law of Joe A. McGuire as stated in the following referenced Quitclaim Deeds and being the same property conveyed to Michelle Y. Glammeyer by Quitclaim Deeds from Randall E. McGuire, dated August 8, 2016, of record in Instrument No. 20161117-0121414; from James S. McGuire, dated August 8, 2016, of record in Instrument No. 20161117-0121415; from Michael V. McGuire, dated August 8, 2016, of record in Instrument No. 20161117-0121416; from Thomas R. McGuire, dated August 9, 2016, of record in Instrument No. 20161117-0121417; from Jeffery W. McGuire, dated October 5, 2016, of record in Instrument No. 20161117-0121418; and from Robyn L. Denney, dated October 4, 2016, of record in Instrument No. 20161117-0121419, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Subject to all existing easements and all other matters shown on plat of record in Book 2663, Page 44, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 2463 Cabin Hill Rd., 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(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 13th day of December, 2018.

**Michelle Y. Glammeyer**

**State of Tennessee)**
**County of Davidson)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Michelle Y. Glammeyer , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of December, 2018.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman

