BOX 10-A

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 178808 **DEEDWARR**
12/28/2018 10:31:28 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20181228-0125808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Shana W Alford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF December, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shana W. Alford	Cedarstone Bank	
(NAME)	(NAME)	
493 Brentlawn Dr.	900 West Main Street	146 16 0 079.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **ABBIE GLOVER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANA W. ALFORD, UNMARRIED,** 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. 102 on the Plan of Brentwood Hall, Section 5, as of record in Book 2133, Page 127, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed by Deed from Kenneth K. Beard and wife, Rhonda Kay Beard to James E. Thornton and wife, Hazel W. Thornton, as recorded on the 22nd day of August, 1989 in Deed Book 7920, Page 318, in the Register's Office of Davidson County, Tennessee. James E. Thornton died on February 2, 2004 leaving Hazel W. Thornton as sole surviving Tenant by the Entierty. Hazel W. Thornton died testate on April 20, 2017. Abbie Glover is the devisee under the Will of Hazel W. Thornton probated under Docket No. 17P971, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and being further conveyed by Executor's Quitclaim Deed from Frank Williams, Diane Hubbs, and Abbie Glover, Executors of the Estate of Hazel W. Thornton, deceased to Abbie Glover, an unmarried person, as recorded on the 20th day of June, 2017 in Instrument No. 20170620-0061687, in the Register's Office of Davidson County, Tennessee.

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

unimproved _
This is improved x property, known as 493 Brentlawn Dr., Nashville, TN 37220
(House Number) (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 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 my hand this 27 day of December, 2018

Abbie Glover

ABBIE GLOVER

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 Abbie Glover, the bargainor, 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 Nashville, Tennessee this 27 day of December, 2018.

Commission expires:



Notary Public