Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 195172 **DEEDWARR**
02/14/2019 08:39:00 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20190214-0013689

MST 2019-0044

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Janderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 2019

Vanderson
Notary Public

MY COMMISSION EXPIRES: _____.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dianne W. Glaus	New Owner	181-11-0B-092.00-CO
(NAME)	(NAME)	
9420 Little Gem Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Grady D. Doyen, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dianne W. Glaus,** 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. 92 on the Plan of Final Plat, SP Development, Concord Place II, Phase 3, Carter Property of record in Plat at Instrument No. 20080808-0082075, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grady D. Doyen and Catherine C. Doyen, husband and wife by Warranty deed from John Clifford Kizer and Dale A. Cuevas n/k/a Dale Cuevas Kizer, as joint tenants with right of survivorship of record in Instrument No. 20140612-0051271 Register's Office for Davidson County, Tennessee, dated June 11, 2014 and recorded on June 12, 2014. The said Catherine C. Doyen died on January 29, 2018 and said property vested to Grady D. Doyen as the surviving tenant by the entireties.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20080808-0082075, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050914-0110829, as amended in Instrument No. 20061228-0160254, Instrument No. 20060317-0030953 and supplemented in Instrument No. 20090731-0071986, Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070509-0055790, in the Register's Office for Davidson County, Tennessee. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20071023-0125249, in the Register's Office for Davidson County, Tennessee. Memorandum of Option of record in Instrument Number 20070423-0047758, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA of record in Instrument Number 20160719-0073877, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 9420 Little Gem Drive, Brentwood, TN 37027

(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/our hand(s) this 12 DAY OF FEBRUARY, 2019.

Grady D. Doyen

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grady D. Doyen, with whom I am personally acquainted (or provided 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 the 12 day of February, 2019.

Notary Public

My Commission Expires: 5-27-2019

