Karen Johnson Davidson County
Batch# 207090 DEEDWARR
03/18/2019 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $488.40
20190318-0024531

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0170

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of March, 2019

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Josh Terry, Trustee of The 3116 Cloverwood Dr Trust 336 Haddon Ct Franklin, TN 37067	New Owner	096-10-0-273.00

WARRANTY DEED

FOR AND IN 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,

Joe Madison Gleaves Jr and Janice Gleaves Ladd, Devisees under the Last Will and Testament of Jeannie Rhea Gleaves, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of The 3116 Cloverwood Dr Trust

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. 569, on the plan of Cloverhill Subdivision, Section 8, as shown by plat of record in Book 2331, Page 11, Register's Office of Davidson County, Tennessee. Said Lot No. 569, fronts 70 feet on the northerly margin of Cloverwood Drive and runs back between parallel lines 200.1 feet to a dead line.

Being the same property conveyed to Joe Madison Gleaves etux Jeannie Rhea Gleaves, by Deed from James A. Kennedy et ux Mary E. Kennedy dated January 12, 1966 and recorded January 21, 1966 in Book 3980, Page 895, Register's Office of Davidson County, Tennessee. The said Joe Madison Gleaves died June 30, 20015. The said Jeannie Rhea Gleaves died May 11, 2016. Pursuant to the Last Will and Testament (Docket No. 16P-923, in the Seventh Circuit Probate Court for Davidson County, Tennessee) subject property devised to Joe Madison Gleaves Jr and Janice Gleaves Ladd.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3116 Cloverwood Drive, 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of March, 2019.

Joe Madison Gleaves Jr, Devisee

Janice Gleaves Ladd, Devisee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joe Madison Gleaves Jr and Janice Gleaves Ladd** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of March, 2019.

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(Notary Seal)

Notary Public
My Commission Expires: 5 6 19

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY