Karen Johnson Davidson County
Batch# 253908 DEEDWARRSP
07/08/2019 04:27:17 PM 3 pgs
Fees: $18.00 Taxes: $820.16
20190708-0066478

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
ELAINE P. GLEZER 717 Lynnwood Blvd. Nashville, TN 37205	SAME	13007006800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $221,666.00.

AFFIANT

SUBSCRIBED AND SWORN to before me by ELAINE P GLEZER this 26 day of JUNE, 2019.

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXPIRES 9/7/2021

Notary Public

My Commission Expires: 9/7/21

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty-One Thousand Six Hundred Sixty-Six Dollars ($221,666.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JEFFREY A. GLEZER, hereinafter "Grantor," have this day bargained and sold and do hereby transfer and convey to ELAINE P. GLEZER, her heirs and assigns, hereinafter "Grantee," all of Grantor's right, title and interest, in certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns forever. Grantor covenants that the property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds himself, his heirs and assigns, to warrant specially and forever defend the title to the real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, claiming by, through and under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 18th day of June, 2019.

JEFFREY A. GLEZER

STATE OF ILLINOIS)
COUNTY OF Effingham)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JEFFREY A. GLEZER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 18 day of June, 2019.

Notary Public

My Commission Expires:

6-15-22

LORRI C KASTL
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 15, 2022

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being the north 100 feet of Lot No. 190 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County, and being shown on a map of a Re-subdivision of part of Royal Oaks, of record in Book 974 pages 4 and 5, said Register's Office.

Said part of said lot fronts 100 feet on the westerly side of Lynwood Boulevard and runs back 284 feet on the northerly line and 286.5 feet more or less on the southerly line, to the easterly line of Lot No. 191-C on which to measures 100 feet.

Being the same property devised to Elaine P. Glezer, Jeffrey A. Glezer and Larry M. Glezer by the Last Will and Testament of Martin Glezer probated in the Seventh Circuit Court for Davidson County, Tennessee Docket No. 17P-289, each acquiring one-third (1/3) undivided interest.

Martin Glezer acquired said property by deed of record in Book 1043, page 283, R.O.D.C.