Karen Johnson Davidson County
Batch# 255247 DEEDWARR
07/11/2019 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20190711-0067640

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1263

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Patti Robitaille
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of July, 2019

Jennifer A Hoffman
Notary Public

Commission Expires: 7/19/23

JENNIFER A HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 07/19/2023

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Cony Glaeser and Diane Glaeser<br>4201 Burrus Street<br>Nashville, TN 37216 | F&M Bank<br>50 Franklin Street<br>Clarksville, TN 37040 | 061-11-0-015.00 |

# 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, WE,

**Julie Cook and Joshua T. Cook, wife and husband**

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

**Cony R. Glaeser and Diane D. Glaeser, husband and wife**

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:

BEING a tract marked "Wm. Curley" on the plan of Curley Manor, as of record in Book 1835, Page 73, Register's Office of Davidson County, Tennessee, and being the northeast part of Lot No, 37 on the Plan of a Resubdivision of Lots Nos. 11 to 17, inclusive, of I.C.McMahan's Maplewood Tract, as of record in Book 547, Page 144, Register's Office of Davidson County, Tennessee, as follows:

BEGINNING at a point on the westerly margin of Richland Street, opposite a concrete monument at the northeast corner of Lot No. 2 on the plan of Curley Manor; thence with the line of Lots Nos. 20 and 18, North 89 deg. 42 min. West 220.3 feet to a concrete monument at the common corner of Lot Nos. 18 and 17; thence with the line of Lot No. 17, North 59 deg. 20 min. West 95.3 feet to the northwest corner of Lot No. 17 In the easterly line of Lot No. 16; thence, with the line of Lot No. 16 North 23 deg. 25 min. East 44.6 feet to a concrete monument at the northeast corner of Lot No. 16 in the south line of Gordon David property; thence with Davis line South 89 deg. 42 min. East 277.5 feet to the westerly margin of Richland Street; thence with the margin of the same, South 0 deg. 30 min. West, 101.5 feet to the beginning.

Being the same property conveyed to Joshua T. Cook and wife, Julie Cook by Warranty deed from Nashville Property Group, a Tennessee general partnership of record in Instrument No. 20140312-0020837 Register's Office for Davidson County, Tennessee, dated March 7, 2014 and recorded on March 12, 2014. Further Being the same property conveyed to Julie Cook, married by Quitclaim Deed from Joshua T. Cook, dated March 12, 2015, recorded March 25, 2015 , of record in Instrument No.20150325.0025778 , Register's Office for Davidson County, Tennessee. Further Being the same property conveyed to Joshua T. Cook and wife,

Julie Cook by Quitclaim deed from Julie Cook of record in Instrument No. 20150811-0080020 Register's Office for Davidson County, Tennessee, dated August 10, 2015 and recorded on August 11, 2015.

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: 4201 Burrus Street, Nashville, TN 37216

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 5th day of July, 2019.

Julie Cook

Joshua T. Cook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julie Cook and Joshua T. Cook** 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 5th day of July, 2019.

CHRIS MULE' STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Seal)

Notary Public

My Commission Expires: 1-13-20

# True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY