Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190922821

Karen Johnson Davidson County
Batch# 305193 DEEDWARR
10/23/2019 01:46:07 PM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20191023-0108759

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $595,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of October, 2019.

ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 05/03/2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric D Cubberly and Kelly R Cubberly 6737 Holt Road Nashville TN 37211	New Owner	Tax Parcel ID No. 18000005000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dianne Glaus, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric D Cubberly and Kelly R Cubberly, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract containing 3.0 acres according to a survey made by Dye and Underwood in July, 1971. located in the Sixth Civil District of Davidson County, Tennessee, fronting on the South side of the Holt road and being a part of the Westerly one-half of that body of land which was conveyed to Dorris H. Gillespie and wife, Dorothy Gillespie (said Westerly one-half being hereinafter referred to as the Dorothy Gillespie land) by three deeds of record in the Register's Office for said county, namely Deed from John Holt and wife, Rosa P. Holt, in Book 1077, Page 244, Deed from Rosa P. Holt in Book 1 153, page 128, Deed from Tom Holt in Book 1165, Page 9, the said Dorris H. Gillespie having died on April 6, 1968 and his wife, Dorothy Gillespie, having conveyed the easterly one-half of said body of land to her son, John Hall Gillespie, by deed of record in Book 4488, Page 73, said Registers Office. Said tract herein conveyed is more particularly described as follows: The beginning point is at an iron pin in the South margin of Holt Road, this point being 351.65 feet Easterly from the Northeast corner of a tract of land conveyed from Dorothy Gillespie to Ralph W. Mosley and wife, Julia A. Mosley, of record in Book 4530, Page 184, said Register's Office as measured along the South margin of said Holt Road. This beginning point is located by starting at an iron pin in the South margin of Holt Road at the Northeast corner of the said Mosley tract, then going South 34 degrees 26' East along the South margin of Holt Road 12.5 feet; thence continuing along the South margin of Holt Road in a curve to the left having a radius of 2,553.62 feet for a distance of 339.15 feet, the description of the tract of land herein conveyed is then as follows from the said point of beginning which as aforesaid is 351.65 feet from the Northeast corner of the Mosley tract as measured along the South margin of Holt Road; thence continuing with said curve to the left having a radius as aforesaid of 2,553.52 feet along the South margin of Holt Road for a distance of 164.5 feet; thence North 84 degrees 16' East along the South margin of Holt Road 9 feet to an iron pin; thence South 3 degrees 29' East 783.5 feet to an iron pin in the South margin of the Dorothy Gillespie land; thence South 64 degrees 45' West along the South margin of the said Dorothy Gillespie land 163 feet to an iron pin, the Southwest corner of the tract herein conveyed, this iron pin being 402 feet from the Southeast corner of the said Mosley tract as measured along the South boundary line of the said

Dorothy Gillespie land (said Southeast comer of the Mosley tract being South 84 degrees 45' West 33 feel and then being North 82 degrees 32' West 369 feet from the aforesaid Southwest corner of the tract herein conveyed; thence from said iron pin in the Southwest corner of the tract herein conveyed North 4 degrees 10' West 785 feet to the point of beginning.

Being the same property conveyed to Robert F. Glaus, Jr. and wife, Dianne Glaus by Deed To Create Tenants By Entirety deed from Robert F. Glaus, Jr. of record in Instrument No. 20091022-0097619 Register's Office for Davidson County, Tennessee, dated September 29, 2009 and recorded on October 22, 2009.

Robert F. Glaus, Jr now being deceased on May 30, 2018 in Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Restrictions of record in Book 4530, Page 396, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 10316, Page 589, in the Register's Office for Davidson County, Tennessee.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

Subject to the flow of any creeks, streams, or branches across subject property.

This is improved property located at 6737 Holt Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2019.

Dianne Glaus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dianne Glaus, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022