TN1912810

WARRANTY DEED

Karen Johnson Davidson County
Batch# 324871 DEEDWARR
12/04/2019 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,354.20
20191204-0125193

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 10/6/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC FRANK W. ROBERTS WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gabriel Glimps and Erin King	New Owner	180-04-0-B-036-00-CO
(NAME)	(NAME)	
3108 Brookview Forest Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nolan J. Rees,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gabriel Glimps, unmarried and Erin King, unmarried, tenants in common,** 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. 36, on the Plan of Brookview Forest, Phase I, of record in Instrument No. 20030716-0099526, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Briana L. Rees and husband, Nolan J. Rees by deed dated December 2, 2013 from Jeffrey A. Posnack and wife, Dana Posnack of record in Instrument No. 20131203-0122858, Register's Office for Davidson County, Tennessee. The said Briana L. Rees has since died on 6/12/2018 survived by her husband, Nolan J. Rees.

unimproved ☐

This is improved ☑ property, known as 3108 Brookview Forest Place, Nashville, TN 37211
(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 hands this 8 day of November, 2019.

Nolan J. Rees

State of COLORADO
County of EL PASO

On this 8TH day of November, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Nolan J. Rees, the within named bargainor ~~with whom I am personally acquainted, or~~ proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed. 11-8-19 GJL

Witness my hand and official seal this 8TH day of November, 2019.

Notary Public
My Commission Expires: 1-22-2020

Gerald J. Lucas
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 20084002271
My Commission Expires 01/22/2020

File No.: 19-Glimps

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022