WARRANTY DEED

Karen Johnson Davidson County
Batch# 462926 **DEEDWARR**
08/24/2020 03:09:15 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20200824-0095683

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

File No. TE0007268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2020.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Jean Tate	New Owner	
(NAME)	(NAME)	
4817 Tanglewood Drive		061-04-0-066.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Adam Gleaves, unmarried and Mandy Gleaves, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather Jean Tate, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, 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, State of Tennessee, Described as Follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 1 of Block B on the Map of Hayesboro Development Company's Hayesboro Subdivision of record in Book 1130, Page 47, Register's Office for said County, described as follows:

Beginning at a point in the West margin of Tanglewood Drive at the corner of Lots Numbers 1 and 2; thence with the line between said lots Westerly 184.7 feet a point; thence Northerly 42 feet to the South margin of Ruskin Avenue; thence with the margin of the same North 46 degrees East 81 feet to a concrete monument at a turn in said Avenue; and continuing with the margin of said Avenue North 80 degrees 15 minutes East 91.8 feet to a concrete monument at the beginning of a curve; thence around said curve, Southeasterly 45.4 feet to a point in the margin of Tanglewood Drive, and continuing with the margin of the same, Easterly 3.8 feet to a point and continuing with the margin of Tanglewood Drive, Southerly 68.1 feet to the beginning.

Also conveyed is a parcel of land described as follows:

Beginning at a point in the Southerly right of way of Briley Parkway at the Northwesterly corner of Parcel 29 on the Metropolitan Property Map 61-4; thence South 32 degrees 46 minutes 20 seconds West, 60.50 feet to a point; thence North 27 degrees 14 minutes 02 seconds West, 127.11 feet to a point in the Southerly right of way of Briley Parkway; thence with the same North 77 degrees 36 minutes 00 seconds East 50 feet to the point of beginning, containing 5920 square feet more or less.

Both being further described as Lot Number 1 on the Final Plat Re-Subdivision Lot 1, Block B and part of a closed street, Madison Hayesboro Subdivision, which appears of record as Instrument Number 20000112-0004273, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BMR-20-4817

Being the same property conveyed to Adam Gleaves and Mandy Gleaves, husband and wife by Warranty deed from Roger D. Tucker, unmarried and Peggy Daniel, unmarried of record in Instrument No. 20140423-0034115 Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on April 23, 2014.

Grantors having since divorced and are not remarried.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4817 Tanglewood Drive, Nashville, TN 37216

(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 hand this 20th day of August, 2020.

Adam Gleaves

Mandy Gleaves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adam Gleaves and Mandy Gleaves, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of August, 2020.

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Notary Public

My commission expires:

RETURN RECORDED DOCUMENTS TO: