WARRANTY DEED

File #20575

Karen Johnson Davidson County
Batch# 558948 DEEDWARR
01/22/2021 11:52:42 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210122-0009865

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-20-24

(AFFIX SEAL)

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brendan Glean	NEW OWNER	-178-00-0-014.01
(NAME)	(NAME)	
8723 Old Harding Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Nashville Lutherans (The), a Tennessee nonprofit corporation (formerly known as Nashville Lutheran Men, Inc.),** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brendan Glean and Kelly Glean, husband and wife** 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 the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, being Lots Nos. 6, 7 and the Westerly part of Lot No. 8 as shown on a survey made by Z. J. Wilkinson, Surveyor, November 15, 1956, and described together according to said survey and partly according to a survey made by J. L. Murphy, Jr. & Co. April 19, 1963, as follows: Beginning at a point North 74 degrees 59 minutes West 492.50 feet from the common corner of the lands of Mrs. Bettie Allen, Mrs. Allie T. Morton and W. J. Allison; thence with a line of the Lutheran Men's Club Property North 18 degrees 59 minutes West 280 feet to a point, said point being North of the Northern boundary of the Harpeth River; thence South 80 degrees 16 minutes West 250 feet to the Northeast corner of the property conveyed to Johnson Linton Allen and wife, of record in Book 2012, page 20, Register's Office of said County; thence South 18 degrees East 268.4 feet, more or less, to a point; thence South 82 degrees 15 minutes East 231 feet, more or less, to an iron pin in center of a rock mound; thence South 74 degrees East 19 feet to the beginning.

Being the same property conveyed to Nashville Lutheran Men, Inc., by Warranty Deed from First American National Bank, Executor under the Will of Nancy E. Rizzardi, of record in Book 5068, Page 512, Register's Office for Davidson County, Tennessee, dated September 15, 1976 and recorded on September 15, 1976. Nashville Lutheran Men, Inc. having since changed its name and is now known as Nashville Lutherans (The), a Tennessee nonprofit corporation.

GRANTOR HEREBY RESERVES FOR ITSELF AN EXCLUSIVE 20-FOOT-WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS to the property known as Map-Parcel 178-00-0-014.02. Said Easement shall enter the subject property's western boundary on the existing private road, and shall run along the property's southern boundary, following the northern bank of the South Harpeth River to the eastern boundary line of the subject property. This easement shall be for the exclusive use of the Grantor herein, and shall not run with the land. This easement shall automatically terminate at such time that Grantor ceases to own the property known as Map-Parcel 178-00-0-014.02, and as described in Deed of record in Book 3572, Page 66, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations; (7) The following restriction shall be implemented to the above described subject property and shall run with the land for so long as the property sharing a boundary with the subject property, known as Map-Parcel 178-00-0-014.02, and as described in Deed of record in Book 3572, Page 66, in the Register's Office for Davidson County, Tennessee, is owned by Grantor and in use as a church camp: Grantee acknowledges the inherently busy and noisy nature of a church camp and Grantee, or any party taking under Grantee, or any party acting on Grantee's behalf shall be restricted from taking any action that would interfere with the normal operations of the church camp. Grantee acknowledges this restriction by Grantee signature on this Deed.

unimproved ☐
This is improved ☒ property, known as 8723 Old Harding Pike, Nashville, TN 37221

(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 January, 2021.

GRANTOR:

Nashville Lutherans (The)

BY: _____ **BY:** _____
Jeff Smith, President **Kyle Rigsby, Secretary**

GRANTEE:

1.20.21 1-20-21
Brendan Glean Kelly Glean

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Jeff Smith**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of **Nashville Lutherans (The)**, the Grantor, a Tennessee nonprofit corporation, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of January, 2021.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Kyle Rigsby**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Secretary** of **Nashville Lutherans (The)**, the Grantor, a Tennessee nonprofit corporation, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of January, 2021.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Brendan Glean and Kelly Glean**, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of January, 2021.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

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Brentwood, TN 37027