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

CRT File No. 171114025

Bill Garrett Davidson County
Batch# 38740 DEEDWARR
12/18/2017 11:53:21 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20171218-0128593

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $180,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2017.

Notary Public
My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan K. Glover 294 Cathy Jo Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 133-11-0-116.00

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, **Edwin Couch and Joan T. Couch, as Trustees for The Edwin Couch and Joan T. Couch Revocable Living Trust** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Ryan K. Glover, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section Two, Valley View Meadows, of record in Plat Book 3600, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Cathy Jo Drive, at the corner of Lots 134 and 135; thence with the line between said lots, Northwesterly 132.74 feet to the corner of Lot 171; thence with the line between Lots 135 and 171, Westerly 112.17 feet to a point in the Easterly margin of Bunny Drive; thence with the margin of the same, Southerly 102.08 feet to a point in the beginning of a curve; thence around said curve, Southeasterly 38.77 feet to a point in the Northerly margin of Cathy Jo Drive; thence with the margin of the same, Easterly 73.70 feet to the beginning.

Being the same property conveyed to Edwin Couch and Joan T. Couch, as Trustees for The Edwin Couch and Joan T. Couch Revocable Living Trust by Limited Warranty Deed from Joan T. Couch (a/k/a Joan Talley Reese) of record in Instrument No. 20080527-0053485 Register's Office for Davidson County, Tennessee, dated May 18, 2007 and recorded on May 27, 2008.

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 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3600, Page 60, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3770, Page 124, in the Register's Office for Davidson County, Tennessee.

Shared Driveway Agreement of record in Book 8338, Page 830, in the Register's Office for Davidson County Tennessee.

This is improved property located at 294 Cathy Jo Drive 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, Grantors have executed this instrument on this 14th day of December, 2017.

Edwin Couch and Joan T. Couch, as Trustees for The Edwin Couch and Joan T. Couch Revocable Living Trust

BY: _____
Edwin Couch, Trustee

BY: _____
Joan T.Couch, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edwin Couch and Joan T. Couch, as Trustees for The Edwin Couch and Joan T. Couch Revocable Living Trust, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge. and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2017.

_____
Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018