Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0023

Karen Johnson Davidson County
Batch# 185217 **DEEDWARR**
01/17/2019 02:11:41 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20190117-0005099

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of January, 2019

Notary Public

Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ryan Tran 131 Glancy St. Goodlettsville, TN 37072	SAME AS BUYER	034-05-0-098 & 034-01-0-021.00

WARRANTY DEED

FOR AND IN 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/WE,

Amanda Dean, Successor Trustee of The 131 Glancy St Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Tran

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:

A tract of land in the 2nd Civil District, Davidson County, Goodlettsville, Tennessee, lying East of the Louisville and Nashville Railroad Company Property and west of Echo Meadows Subdivision, as evidenced in Book 2331, page 64, Register's Office, Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron pin on the southerly margin of Glancy Street and its westerly terminus, said iron pin being 132.87' along said southerly margin from the south-westerly terminus of the southwest return of the intersection of Wren Road {50' right-of-way) and Glancy Street {50' right-of-way), thence, S 50 deg. 36' 34 a distance of 115.24' with the northerly line of Rivergate Skate Center, as evidenced in Book 5190, page 8, Register's office, Davidson County, Tennessee, to an iron pin in the northerly line of W.C. Carney, as evidenced in Book 845, page 205, Register's Office, Davidson County, Tennessee, thence N 62 deg. 19' 30" a distance of 335.91' with an old fence, Carney's northerly line to an iron pin on the east right-of-way of the Louisville and Nashville Railroad, 75 feet east of the centerline of the track, thence N 2 deg. 34' E a distance of 536.92' with the east right-of-way of the Louisville and Nashville Railroad to an iron pin, thence s 64 deg. 10' W a distance of 26.45' to an iron pin 50 feet east of the centerline of the track, thence N 2 deg. 34' E a distance of 890.01' with the east right-of-way of the Louisville and Nashville Railroad to a concrete monument, in the rear line of Lot 14, Echo Meadows Subdivision, thence S 0 deg. 34' E a distance to a concrete monument in the rear line of Lot 19, Echo Meadows, thence S 34 deg. 54' E a distance of 159.70' with the rear line of Lot 20, thence S 64 deg. 10' w a distance of 128.88' with the rear line of Lot 20 to a concrete monument, thence S 2 deg. 45' w a distance of 474.35' with the rear lines of Lots 20, 21, 22 and 23 to a fence corner, thence S 62 deg. 33' 30" E a distance of 372.73' with an old fence, the rear of Lots 23, 24, 25, and the westerly terminus of Glancy Street to the point of beginning and containing 2.42 acres.

Being the same property conveyed to Josh Terry, Trustee of The 131 Glancy St Trust by Warranty deed from Linda Melton, a single woman of record in Instrument No. 20181126-0115107 Register's Office for Davidson County, Tennessee, dated November 20, 2018 and recorded on November 26, 2018. The said Josh Terry having resigned as Trustee and the said Amanda Dean having been appointed Successor Trustee under The 131 Glancy St Trust.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 131 Glancy Street, Goodlettsville, TN 37072

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of January, 2019.

Amanda Dean, Successor Trustee

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 131 Glacy St Trust the within named bargainor, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 2019.

Notary Public

My commission expires: 03.23.21

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY