WARRANTY DEED

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 THE 5th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

R-VRES-19-2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
American Dream Developers, Inc.	**Same as New Owner**	
(NAME)	Karen Johnson Davidson County Batch# 202835 **DEEDWARR** 03/06/2019 03:07:51 PM 2 pgs Fees: $13.00 Taxes: $666.00	**081-07-0-110.00**
4201 BARNES COVE DR		
(ADDRESS)	20190306-0020678	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOWARD G. GLENN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMERICAN DREAM DEVELOPERS, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Map of Owens' Buena Vista Lots of record in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Owen Street, 100 feet from Kulby's northwest corner; thence northerly, along Owen Street, 50 feet; thence easterly 128 feet to a 12 foot alley; thence southerly, along said alley, 50 feet; thence westerly 128 feet to the beginning.

Being the same property conveyed to Howard G. Glenn, unmarried by Warranty deed from Alice Lovell and Linda Watson Reynolds and Betty Lovell Collins of record in Book 11444, page 216, Register's Office for Davidson County, Tennessee, dated April 20, 1999 and recorded on April 23, 1999.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2016 Owen Street, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 5th DAY OF MARCH, 2019.

Howard G. Glenn by [signature] AS ATTORNEY IN FACT
Howard G. Glenn by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HOWARD G. GLENN, and who acknowledged he/she/they executed the same as the free act and deed of the said HOWARD G. GLENN.

Witness my hand and official seal, this the 5th of March, 2019.

[signature]
Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212