BOX #14

G#32538-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 314788 DEEDWARR
11/13/2019 09:29:03 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20191113-0116836

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00.**

Duy Dang
Affiant

Subscribed and sworn to before me, this the 11th day of November, 2019.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Duy Dang	**"New Owner"**	**093-16-0-326-00**
4183 Franklin Road, Suite 2B		
Murfreesboro, TN 37128		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Amanda Dean, Trustee for The 111 Fain Street Trust under Agreement and Declaration of Trust dated April 20, 2018

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Duy Dang, a married man

HEREINAFTER CALLED THE GRANTEE, HIS 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, Tennessee, being Lot No. 9 on the Plan of Bransford Realty Company's Re-Subdivision of Weakley Warren's Re-Subdivision of Block "D" Hermitage Addition, of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

SAID Lot No. 9 is more particularly or accurately described as beginning at a point on the South side of Fain Street 262 feet East of the intersection of Fain and Donelson Streets, running thence, southerly 190 feet, more or less, to Warren Avenue (shown on said plan as a 50 foot alley); thence, westerly 33

feet to a point; thence, northerly 190 feet, more or less, to a point on the southern margin of Fain Street; thence, easterly along the southerly margin of Fain Street to the point of BEGINNING.

BEING the same property conveyed to Amanda Dean, as Trustee for The 111 Fain Street Trust, by Warranty Deed dated April 20, 2018, from Nancy J. Smith, of record in Instrument No. 20180425-0038820, Register's Office for Davidson County, Tennessee.

AMANDA Dean, as Trustee for The 111 Fain Street Trust and Amanda Dean, Trustee for The 111 Fain Street Trust under Agreement and Declaration of Trust dated April 20, 2018, being one and the same entity.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated between the parties and paid by the Grantor herein, and the Grantee herein assumes any subsequent years' property taxes, not yet due and payable.

This is improved property, known as: **111 Fain Street, Nashville, TN 37210**.

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 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/our hand(s) this **11th day** of **November, 2019.**

Amanda Dean, Trustee for The 111 Fain Street Trust under Agreement and Declaration of Trust dated April 20, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Amanda Dean, Trustee for The 111 Fain Street Trust under Agreement and Declaration of Trust dated April 20, 2018,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th day** of **November, 2019.**

Notary Public

My Commission Expires: 03.23.21

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY