Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 334130 DEEDWARR
12/26/2019 08:03:15 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20191226-0132677

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Edie Sutherland
Affiant

Subscribed and sworn to before me, this 20th day of December, 2019.

Brenda Huntsman
Notary Public:
My Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Yon Yoeun 1148 Campbell Road Goodlettsville, TN 37072	First Horizon Bank 12195 Metro Pkwy, Ste 2 Fort Myers, FL 33966	033-06-0A-009.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Harry F. Ganstine, Trustee under the Irrevocable Trust Agreement of Elvira Maria Ganstine dated February 10, 2015**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Yon Yoeun, single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 67 on the Plan of Section One, Echo Hill Estates, as of record in Plat Book 6900, Page 634, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Harry F. Ganstine, Trustee under the Irrevocable Trust Agreement of Elvira Maria Ganstine dated February 10, 2015, by Quitclaim Deed from Elvira M. Ganstine (a widow), said Quitclaim Deed being dated 2/10/15 and recorded 2/13/15 in Instrument Number 20150213-0013407; and the same property previously conveyed to Elvira M. Ganstine by Warranty Deed from Charles T. Lewis and wife, Amy L. Lewis, dated 9/15/99 and recorded 9/17/99 in Book 11666, Page 569, Register's Office for Davidson County, Tennessee.

See Power or Attorney in Instrument Number 20150213-0013405 and Abstract of Trust in Instrument Number 20150213-0013406 for Elvira Maria Ganstine included with search documents.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7489, Page 988, as amended in Book 7699, Page 949, Book 8265, Page 436 and Book 9083, Page 26, Register's Office for Davidson County, Tennessee.

Subject to Charter & By-Laws in Book 7495, Page 177, as amended in Book 7703, Page 641, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Open Space in Book 7704, Page 773, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Plat Book 6900, Page 634, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1148 Campbell Road, 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 20th day of December, 2019.

Harry F. Ganstine, Trustee

Harry F. Ganstine, Trustee under the Irrevocable Trust Agreement of Elvira Maria Ganstine dated February 10, 2015

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Harry F. Ganstine, with whom I am personally acquainted and who proved himself to the Trustee under the Irrevocable Trust Agreement of Elvira Maria Ganstine dated February 10,2015, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of December, 2019.

Commission Expires: 10/18/22

Brenda Huntsman

Notary Public: Brenda Huntsman

