WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/13/01 08:52 2pgs
Fees:13.00 Taxes:536.50

20010813-0086672

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chinho Chang	Chinho Chang	Map 137-13-O-A
(NAME)	(NAME)	
3432 Milbridge Drive	516 Bell Road	Parcel 2.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, James L. Deatrick Jr. and Marty L. Penix, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chinho Chang, married HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 on the Plan of Peninsula Point, Section One, as shown of record in Plat Book 9700, Page 98, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Instrument No. 20010316-0025186, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 9700, Page 98, Register's Office of Davidson County, Tennessee.

Subject to Deed of General Warranty, Flowage Easement and Roadway Easement granted to United States of America by Alex B. Liddle and wife, Margaret J. Liddle as shown of record in Book 3910, Page 247, Register's Office of Davidson County, Tennessee.

Subject to Deed of General Warranty, Flowage Easement and Roadway Easement granted to United States of America by Sallie Adams Holmes as shown of record in Book 3975, Page 452, Register's Office of Davidson County, Tennessee.

Subject to Deed of General Warranty, Flowage Easement and Roadway Easement granted to United States of America by Robert Ralph Poe and wife, Sara Poe as shown of record in Book 3852, Page 639, Register's Office of Davidson County, Tennessee.

Family graveyard with right of ingress and egress on property, including premises, as set out in the deed from Overton Henry and wife, Edward E. Barthall of record in Book 342, Page 600, Register's Office of Davidson County, Tennessee.

Reservation of easement for ingress and egress, restrictions, maintenance, and grading reserved in deed of record in Book 3813, Page 550, was terminated in the deed to Pinnacle Point Partners, Ltd., from Alex B. Liddle and wife, Margaret J. Liddle of record in Book 7429, Page 141, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 3432 Milbridge Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 1st day of August, 2001.

James L. Deatrick Jr. owner

Marty L. Penix agent

Marty L. Penix

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, James L. Deatrick, Jr. and Marty L. Penix, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 1st day of August, 2001.

Commission expires: May 11, 2002

Delaina D. Davis Notary Public

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE