(B)

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/02 09:35 2pgs
Fees:13.00 Taxes:62.90

20020430-0052585

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Ming Sim Wong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2002.

Melanie D. Harris
Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE My Commission Expires Jan. 25, 2006 WILLIAMSON CO. TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
MId-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ming Sim Wong | Ming Sim Wong | Map 71-15 Parcel 283 |
| (NAME) | (NAME) | |
| 1212 Joseph Avenue | ~~1212 Joseph Avenue~~ 15903 Hilland Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | ~~Nashville, TN~~ Hacienda Heights, CA 91745 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Suwannee Properties, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ming Sim Wong, 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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-eit:

Being Lot No 47 and the Southerly 4 feet of Lot 46,on the plan of Sharpe and Horns, of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Suwannee Properties, LLC from Janet M. Hosale by warranty deed of record as instrument number 20020313-0031901, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) 2002 County Taxes constitute a lien, but are not yet due and payable. (2) Restrictive covenants affecting the property described in Schedule A.

unimproved ☐

This is improved ☒ property, known as 1212 Joseph Avenue, Nashville, TN 37207
(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 hand this 26th day of April, 2002.

Suwannee Properties, LLC

By: Cal Woodard, Chief Manager

By: Jackie Sanders
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jackie Lampley, Attorney-in-Fact, for Cal Woodard, Chief Manager Suwannee Properties, LLC the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Cal Woodard, Chief Manager Suwannee Properties, LLC as his free act and deed, and that Cal Woodard, as such Chief Manager, being authorized so to do, through said Power of Attorney caused the execution of the foregoing instrument for the purposes therein contained. Said Power of Attorney of record as instrument number 200204300052583, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee this 26th day of April, 2002.

Commission expires: January 25, 2006

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE My Commission Exp. Jan. 25, 2006 WILLIAMSON CO. TENNESSEE

Melanie D. Harris

Notary Public