WARRANTY DEED

FILE BOX 19B
04-07-011-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of August, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/20/04 10:24 2pgs
Fees:13.00 Taxes:133.20

20040820-0100816

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KEVIN B. CHAN AND SATYA UNG	" NEW OWNER "	072-06-0
(NAME)	(NAME)	353.00
3835 Sam Boney Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **CARL MILLER AND WIFE JoANN MILLER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEVIN B. CHAN AND WIFE SATYA UNG**, hereinafter called the Grantee(s), their 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 the southerly 150 feet of the westerly 50 feet of Lot No. 8, on the Plan of Keller's Subdivision of the Maxey Home Place, of record in Book 421, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID part of said Lot No. 8 fronts 50 feet on the northerly side of Keller Avenue and runs back between parallel lines 150 feet to a dead line.

BEING part of the same property conveyed to CARL MORRIS HARNED N/K/A CARL MILLER, by Deed from KELLY DWAYNE HARNED, JOINED BY WIFE, MELISSA ANN HARNED, AND MELISSA KAY PULLEY, JOINED BY HUSBAND, TODD M. PULLEY, of record in Book 11073, Page 789, Register's Office for Davidson County, Tennessee. CHANGE of Vestee's names of record in The Chancery Court for Robertson County, Tennessee, at Springfield, filed in Rule No. 15522, July 27, 2000.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT proeprty was not then, nor was it ever, the principal residence for Kelly Dwayne Harned.

BEING unimproved ☐
Improved ☒ property known as: 1207 Keller Avenue, Nashville, TN, 37216.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, our hands, this 16th day of August, 2004.

Carl Miller
CARL MILLER

JoAnn Miller
JoANN MILLER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CARL MILLER AND WIFE JoANN MILLER**, the 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 Brentwood, Tennessee, this 16th day of August, 2004.

My Commission Expires: 03/31/07

Notary Public