WARRANTY DEED

FILE BOX 19B
04-07-010-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00.

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, TENN.

Davidson County DEEDWARR
Recvd: 08/20/04 10:26 2pgs
Fees:13.00 Taxes:218.30

20040820-0100817

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 (NAME)	" NEW OWNER " (NAME)	072-06-0
3835 Sam Boney Drive (ADDRESS)	(ADDRESS)	370.00
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 Lot No. 3, on the Plan of Knestrick Subdivision, of record in Plat Book 6050, Page 253, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to CARL M. HARNED AND WIFE, JO ANN HARNED, AS TENANTS BY THE ENTIRETIES, by Deed from KELLY DWAYNE HARNED, A MARRIED PERSON, of record in Instrument No. 20000412-0036959, Register's Office for Davidson County, Tennessee. AND FURTHER conveyed to CARL MILLER AND WIFE, JoANN MILLER, by Quitclaim Deed from CARL M. HARNED N/K/A CARL MILLER AND WIFE Jo ANN HARNED N/K/A JoANN MILLER, of record in Instrument No. 20030410-0047684, and re-recorded in Instrument No. 20030811-0114047, 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 property was not then, nor was it ever, the principal residence of the said Kelly Dwayne Harned

BEING unimproved ☐
Improved ☒ property known as: 1206 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