WARRANTY DEED

Lenders Title & Escrow, LLC
810 Crescent Centre Drive, Suite 250
Franklin, Tennessee 37067
(615) 778-9255 - Fax: (615) 778-9015

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$62,800.00**

K. McCool
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2004.

Susan B. Mott
Notary Public

MY COMMISSION EXPIRES: 1-16-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marina S. Rucker	Marina S. Rucker	134-15-21
(NAME)	(NAME)	
1420 Callow Way Ct.	3309 Ezell Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37211	
(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, Annie Ngan Yeh and Van Tuyet Chau, now deceased, married to Dong Cam Chau hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Marina S. Rucker, husband and wife Jeffrey L. Rucker, 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. :

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☐

This is improved ☒ property, known as 3309 Ezell Rd., Nashville, TN 37211
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 21st day of October, 2004.

X Annie Ngan Yeh
Annie Ngan Yeh

X Dong Cam Chau
Dong Cam Chau

Davidson County DEEDWARR
Recvd: 11/08/04 15:32 3pgs
Fees:18.00 Taxes:232.36
20041108-0134615

STATE OF TN

COUNTY OF WILLIAMSON

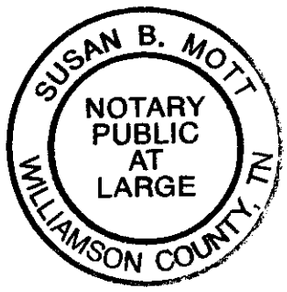
Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Annie Ngan Yeh and Dong Cam Chau, husband to Van Tuyet Chau, now deceased with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at office this the 21st day of October, 2004.

Commission expires: 1-16-08

Susan B. Mott

Notary Public



File No.: 2409174

EXHIBIT A

Map/Parcel: 134-15-21

A tract of land in the 5th, formerly 7th, Civil District of Davidson County, Tennessee, described according to a survey made by T. R. Sanford, Surveyor, September 24, 1956, as follows:

BEGINNING in the center of Asylum Lane at the northeast corner of the property conveyed to Joseph F. Dunn, et ux, Elizabeth Dunn, by deed from W. F. Gay, et ux, of record in Book 545, page 33, R.O.D.C., Tennessee; thence with the center line of Asylum Lane north 2° 50' east 146.6 feet to a point; thence north 88° 30' west 222.5 feet to a point; thence southwesterly 50 feet to an iron pin; thence south 6° 22' west 97.4 feet to an iron pin; thence with Dunn's northerly line south 87° 40' east 243.4 feet to the point of beginning.

Being the same property conveyed to Annie Ngan Yeh and Van Tuyet Chau now deceased, married to Dong Cam Chau by deed from Norman G. Anderson and Betty F. (Anderson) Baker and filed for record on August 2, 1993 in Book 9035, page 475, or Instrument No. N/A, Register's Office for Davidson County, Tennessee.