WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/05 13:17 2 pgs
Fees:13.00 Taxes:1061.90
20050329-0033771

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Affiant Paio-Fu Huang

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-20-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 530 Church Street, Suite. 20, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark C. Poe	Mark C. Poe	129-12-0-102.00
(NAME)	(NAME)	
1405 Chickering Road	1405 Chickering Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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,

Huang Yang, Liang-Chan, married and Paio-Fu Huang, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark C. Poe and wife, Pamela Poe,

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:

Land in Davidson County, Tennessee, being Lot No. 12 of Block "A" on the second Revised Plan of Highlands of Belle Meade No. 2, Blocks A, B, C and D, of record in Book 1130, Page 62, Register's Office for said County.

Said Lot No. 12 fronts 100.0 feet on the southerly margin of Alton Road and extends back between parallel lines 200.0 feet to a dead line.

Being same property conveyed to Huang Yang, Liang-Chan and Paio-Fu Huang by Warranty Deed from Monique Zoller, unmarried, of record in Book 6847, Page 103, Register's Office for Davidson County, Tennessee. Huang Yang, Liang-Chan hereby certifies and conveys that the aforediscribed property is not her principal residence as defined by statute.

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

unimproved ☐

This is improved ☒ property, known as 123 Alton Road, Nashville, TN 37205
(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 our hands this 28th day of March 2005.

Huang Yang, Liang-Chan

Huang Yang, Liang-Chan

Paio-Fu Huang

Paio-Fu Huang

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 28th day of March, 2005, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Huang Yang, Liang-Chan, a married person, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2005.

Commission expires: 9-20-08

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 28th day of March, 2005, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paio-Fu Huang, an unmarried person, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2005.

Commission expires: 9-20-08

Notary Public

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY