WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE
PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CornerstoneTitle & Escrow, LLC, 530 Church Street, Suite 202, Nashville, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monte Poe	Monte Poe	104-15-269
(NAME)	(NAME)	
2503 Westwood Ave.	2503 Westwood Ave.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37212	Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/23/05 12:02 2 pgs
Fees:13.00 Taxes:1036.00
20050823-0100305

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,

Ming-Mei Huang Chan,

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

Monte Poe, as joint tenants with right of survivorship Chris Marchetti, as joint tenants with right of survivorship,

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. 45 on the Map of Linden Place of record in Book 547, Page 121 and 122, Register's Office for said County, to which reference is made for a more complete description.

Being same property conveyed to Paio-Fu Huang and Ming-Mei Huang Chan by Warranty Deed from Lena Turner dated May 23, 1988 of record in Book 7551, Page 672, Register's Office for Davidson County, Tennessee. Same property being further conveyed to Ming-Mei Huang Chan by Quitclaim Deed from Paio-Fu Huang and Ming-Mei Huang Chan dated July 26, 2005, Register's Office for Said County. 2005 0726 0086 139

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2104 West Linden Avenue, Nashville, TN 37212
(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 22nd day of August, 2005.

Ming-Mei Huang Chan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 22nd day of August 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared Ming-Mei Huang Chan, _____, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of August, 2005.

Commission expires:

Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008