File No. 50567

WARRANTY DEED

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp Nov 22 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Bryant T. Chan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryant T. Chan	Same as new owner ~~American Home Mortgage~~	069 04 0 209.00
612 Bridgette Court ~~3426 West Hamilton Avenue~~	(NAME) ~~520 Broadhollow Road~~	
Antioch, TN 37013 ~~Nashville, TN 37218~~	(ADDRESS) ~~Melville, NY 11747~~	
(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, Leonard Morton and wife, Willa G. Morton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryant T. Chan, an unmarried person, 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. 1 on the Plan of Shieldswick Subdivision, as of record in Book 5190, page 615, Register's Office for said County, to which plat reference is hereby made for more complete description.

Being the same property conveyed to Shauneille Q. Sharifa and Leonard Morton and wife, Willa G. Morton by deed from Marty Byrne, an unmarried person, dated November 3, 1989, of record in Book 7980, page 931, Register's Office, Davidson County, Tennessee. The said Shauneille Q. Sharifa having since conveyed all her right, title and interest to Leonard Morton and wife, Willa G. Morton by quitclaim deed, dated August 24, 2005, of record in Instrument No. 20050825-010352, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3426 West Hamilton Avenue, Nashville, TN 37218

(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 2nd day of September, 2005.

Leonard Morton

Willa G. Morton

Davidson County DEEDWARR
Recvd: 09/07/05 09:48 2 pgs
Fees:13.00 Taxes:303.40

20050907-0107172

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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 Leonard Morton and wife, Willa G. Morton, 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 this 2nd day of September, 2005.

Commission expires:

11-22-08



Notary Public