WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/05 13:41 2 pgs
Fees:13.00 Taxes:1098.90
20051118-0139671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2323 Twenty-First Ave. South, Ste.306, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Monte Poe & Chris Marchetti	SAME	104-11-
(NAME)		
2123 Bernard Avenue		355
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

YU-FU HUANG AND ZUNG-MEI HUANG KAO

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

MONTE POE AND CHRIS MARCHETTI

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. 39 on the Plan of St. Bernard Place, of record in Book 161, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description..

Said Lot No. 39 fronts 50 feet on the southerly side of Bernard, formerly St. Bernard Avenue, and runs back 143.34 feet on the easterly line and 142.9 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to conveyed to Yu-Fu Huang and Sheng Mei Yu, by Warranty Deed from Victor P. Bellos, dated 8/15/1980, of record in Book 5639, page 413, Register's Office for Davidson County, Tennessee. Further quitclaimed to Zung-Mei Huang Koa, by quitclaim deed from Sheng-Mei Yu and husband, Ja-Nan Yu, dated 7/1/1987, recorded in Book 7352, page 157, Register's Office for Davidson County, Tennessee.

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 2123 Bernard 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 our hands this 18TH day of NOVEMBER 2005.

Yu-Fu Huang
YU-FU HUANG

Zung-Mei Huang Kao
ZUNG-MEI HUANG KAO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 18TH day of NOVEMBER 2005, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yu-Fu Huang and Zung-Mei Huang Kao, 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 18TH day of NOVEMBER , 2005.

Commission expires:

Notary Public