WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/06 13:55 2 pgs
Fees:13.00 Taxes:407.00

20060810-0098733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2006.

Laura B. Driggers
Notary Public

MY COMMISSION EXPIRES: 3-21-09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hoa Tan	Hoa Tan	161-4-72
(NAME)	(NAME)	
5713 Chadwick Lane	5713 Chadwick Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **William Lee Mize and wife, Flora I. Mize,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hoa Tan and Pei Pei Ho, husband and wife**, 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:

Being Lot No. 9 on the Map of April Lane Subdivision, as of record in Book 2330, Page 132, Register's Office for said County.
Said Lot No. 9 fronts 100 feet on the north side of April Lane, and extends back between parallel lines, 200 feet to a dead line in the rear.

Being the same property conveyed to William Lee Mize and wife, Flora I. Mize by deed dated December 30, 1965 from George M. Johnson and wife, Lucile B. Johnson of record in Book 3974, Page 114, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **320 April Lane, 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.

Witness our hands this 8th day of August, 2006.

William Lee Mize

Flora I. Mize

by William Lee Mize
Att. in fact

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 William Lee Mize and wife, Flora I. Mize, the bargainors, 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 at Nashville, Tennessee this 8TH DAY OF AUGUST, 2006.

Commission expires: 3-21-09

Laura B. Ringer

Notary Public

LAURA B. RINGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY