(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/08 10:36 2 pgs
Fees:13.00 Taxes:982.35
20080825-0087065

ERNESTINE NOELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,500.00

Connie L. Timbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2008.

Ernestine Noell
Notary Public

MY COMMISSION EXPIRES: 9-13-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Day	Countrywide Bank, FSB	082-16-0-245.000
(NAME)	(NAME)	
712 Fatherland Street	801 Crescent Center Dr. Ste 510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-3705	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081198

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Ting Chang, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David Day, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 67 on the plan of J.S. Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 50.0 feet on the Southeasterly margin of Fatherland Street and extends back between parallel lines 210.0 feet to an alley.

BEING all of the same property conveyed to Ting Chang by Warranty Deed from Frank W. Johnson, unmarried, dated June 15, 2007 and filed of record in Instrument 20070619-0073142, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters indicted on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 712 Fatherland, Nashville, TN 37206

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of August, 2008.

Ting Chang

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Ting Chang, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Ting Chang executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of August, 2008.

Commission expires: 9-13-08

Ernestine Noell

Notary Public

