WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/10 10:27 2 pgs
Fees:13.00 Taxes:817.70
20100610-0045019

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$221,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of May, 2010.

Notary Public
My Commission expires: 4/15/12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tim Lim	SAME	082-09-0-174.00
1315 4th Avenue North		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Greg Pohl**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tim Lim and Diane Manivong**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1:
Being the northerly 33 feet of the southerly 64.2/3 feet of Lot No. 56 on the plan of D.T. McGavock's First Addition to North Nashville, as of record in Book 10, Pages 606 to 609, inclusive, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 56 fronts 33 feet on the westerly side of 4th Avenue North, formerly Cherry Street, and runs back between parallel lines 173 1/2 feet more or less, to an alley.

Tract II:
Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 55 and the southerly 31 2/3 feet of Lot No. 56 on D.T. McGavock's First Addition to North Nashville a plan which is of record in Book 10, Pages 606 to 609, inclusive, Register's Office for Davidson County, Tennessee.

Said northely part of Lot No. 55 and the southerly part of Lot No. 56 together front 41 2/3 feet on the westerly side of 4th Avenue North, formerly Cherry Street, and run back between parallel lines 181 1/2 feet to the center of an alley.

Being the same property conveyed to Greg Pohl, by deed from Cumberland Machine Company, Inc. on August 3, 1995, of record in Book 9752, page 730, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 10, page 606 to 609, and in Instrument Number 20030910-0132111, Register's Office Davidson County, Tennessee.

This is improved property known as: **1315 4th Avenue North, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 26, 2010.

Greg Pohl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Greg Pohl** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 26, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 04-15-12