WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110073734 DEEDWARR
Recvd: 11/21/11 14:31 2 pgs
Fees: 13.00 Taxes: 135.10
20111121-0091177

R-BW-11-1337

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,512.34

Affiant

Subscribed and sworn to before me, this 18th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-15

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Adrian Wong	new owner (NAME)	
1337 Stainback Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	71-15-227

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we HARRY HOWARD CRANCE AND WIFE, JEAN C. CRANCE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN ADRIAN WONG, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND SITUATED IN DAVIDSON COUNTY, TN:

LOT 78 AND LOT 79, THE HIGHLAND LAND CO'S SUBDIVISION, AS SHOWN ON PLAN OF RECORD IN PLAT BOOK 421, PAGE 14, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOTS ADJOIN AND FRONT TOGETHER 50 FEET ON THE EASTERLY SIDE OF STAINBACK AVENUE AND RUN BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HARRY HOWARD CRANCE AND WIFE, JEAN C. CRANCE BY DEED FROM EARL T. GOODWIN AND WIFE, CECELIA J. GOODWIN OF RECORD AS INSTRUMENT NO. 19991228-0307087, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 23, 1999.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 421, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1337 Stainback Avenue, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 18th day of November, 2011.

Harry Howard Crance

Harry Howard Crance

Jean C. Crance

Jean C. Crance

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry Howard Crance and Jean C. Crance, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

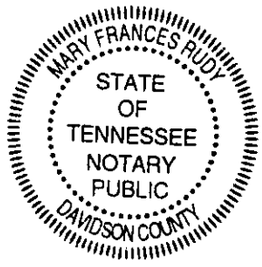
Witness my hand and official seal, this the 18th day of November, 2011.

Mary Frances Rudy

Notary Public

My Commission Expires: 05/20/14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903