BILL GARRETT, Davidson County
Trans:T20120062848 DEEDWARR
Recvd: 08/22/12 13:39 2 pgs
Fees:13.00 Taxes:869.50
20120822-0075561

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>GEORGE V. CRAWFORD, JR.<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 Third Avenue South<br>Suite 1700<br>Nashville, Tennessee 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, ~~for this transfer~~ is $235,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 22nd day of August, 2012.<br><br>Notary Public<br><br>My Commission Expires: 6-2-2015 |

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Joshua Lien and wife, Hsiang Yun Lin<br>552 Harpeth Trace Drive<br>Nashville, TN 37221 | SAME | 143020A02100CO |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID W. HOUSTON, IV AND WIFE, KARA L. HOUSTON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOSHUA LIEN AND WIFE, HSIANG YUN LIN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Harpeth Trace Estates, Section Three, of record in Book 5200, pages 751, 752 and 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. Houston, IV and wife, Kara L. Houston by deed dated June 3, 2003 from Steven T. Goldsmith and wife, Karen B. Goldsmith, of record in Instrument No. 20030605-0078058, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5200, pages 751, 752 and 753, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants recorded in Book 5210, page 208; Book 5380, page 357, and as supplemented in Book 6274, page 148, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as: **552 Harpeth Trace Drive, Nashville, TN 37221.**

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 22nd day of August, 2012.

David W. Houston, IV

Kara L. Houston

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID W. HOUSTON, IV**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 22nd day of August, 2012

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KARA L. HOUSTON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 22nd day of August, 2012

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015