BILL GARRETT, Davidson County
Trans:T20120065583 DEEDWARR
Recvd: 08/31/12 13:52 2 pgs
Fees:13.00 Taxes:185.00
20120831-0079049

STATE OF TENNESSEE)
COUNTY OF _____)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 50,000.00

Barrington Kong
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ___ DAY OF AUGUST, 2012.

ADEANA L. MILBANK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Adeana Milbank
NOTARY PUBLIC

My Commission Expires: My Commission Expires September 22, 2014

THIS INSTRUMENT WAS PREPARED BY: Gonzalez, Saggio & Harlan, LLP
1720 West End Avenue, Suite 640
NASHVILLE, TN 37203

Address of New Owners:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Barrington Kong 1542 Cardinal Lane Mt. Juliet, TN 37122-7588	Barrington Kong 1542 Cardinal Lane Mt. Juliet, TN 37122-7588	092-06-0-606.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, WE SUNAGO BUILDERS INC., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARRINGTON KONG, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING Lot No. 3 on the map of Buchi subdivision of Lot No. 2o in Boyd McNairey's subdivision, the plan of which is of record in Book 421, Page 66, of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 54 feet on the north side of Clifton Pike and extends back in a northwardly direction and between lines 150 feet, more or less, on its eastern margin to an alley, and 150 feet, more or less, on its western margin and along the eastern margin of Buchi Avenue to an alley, showing 90 feet on said alley.

BEING the same property conveyed to Sunago Builders Inc., by deed from A.A.L.M. Brown, dated July 16, 2010, of record Instrument No. 20101108-0089499, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is unimproved property, known as 2512 Clifton Ave., Nashville, TN 37209.

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.

IN WITNESS WHEREOF we have hereunto set our hands on this 17th day of August, 2012.

SUNAGO BUILDERS, INC.

By: Michael Tucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of August, 2012, personally appeared before me MICHAEL TUCKER, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the PRESIDENT of SUNAGO BUILDERS, INC., and being duly authorized to do so, executed the foregoing document for the purposes stated therein.

Witness my hand and official seal this 17th day of August, 2012.

TRACY L. LOVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: