WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120093858 DEEDWARR
Recvd: 12/07/12 13:56 2 pgs
Fees: 13.00 Taxes: 943.50

20121207-0113080

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2-2016
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 372[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Liu and Jocelyn Lim Sy	NEW OWNER	094020107[illegible]
(NAME)	(NAME)	
1806 Long Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeremy D. Pewitt and wife, Mica N. Pewitt**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eric Liu and Jocelyn Sy, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 42 ½ feet of Lot No. 234 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy D. Pewitt and wife, Mica N. Pewitt, by Warranty Deed from Ethel Conner dated October 13, 2011 of record in Instrument No. 20111014-0079924, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to William O. Conner and wife, Ethel Conner by deed from Ethel Burnett dated October 12, 1987 of record in Book 7376, page 867, Register's Office of Davidson County, Tennessee, William O. Conner having died leaving Ethel Conner as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1806 Long Avenue, Nashville, TN 37206

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, has 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.

Witness our hands this **30th** day of **November, 2012.**

Jeremy D. Pewitt

Mica N. Pewitt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jeremy D. Pewitt and Mica N. Pewitt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **November, 2012**.

Notary Public

My commission expires: 8/23/14

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON