WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130032815 DEEDWARR
Recvd: 04/22/13 12:39 2 pgs
Fees:13.00 Taxes:425.50
20130422-0039763

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $115,000.00.

Affiant

Subscribed and sworn to before me this 16 day of April 2013.

Notary Public
My Commission expires: (Affix Seal)

DAVID A. ROETGER NOTARY PUBLIC TENNESSEE My Comm Exp. July 21, 2014 COUNTY OF WILLIAMSON

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:
Than K. Gen	New Owner	133-16-0-043.00
4846 Aster Drive		
Nashville, TN 37211	,	

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, **James J. Reese, Jr.**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Than K. Gen and Suan Cing, Husband and wife,**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 10 on the plan of Highview Acres, of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the easterly margin of Aster Drive, the common corner of Lots Nos. 10 and 11, thence with the line between said two lots easterly 143 feet to a point; thence northerly 105 feet to a point in the southerly margin of an unnamed Drive; thence with the margin of the same, westerly 118 feet to the beginning of a curve; thence around said curve in a southwesterly direction 39.3 feet to a point in the easterly margin of said Aster Drive; thence with the margin of the same southerly 80 feet to the point of beginning.

Being the same property conveyed to James J. Reese Jr., from American Consulting Corp., by deed on July 18, 2012, of record in Instrument Number 20120724-0065134, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 2331, page 52, Register's Office Davidson County, Tennessee.

This is improved property known as: **4846 Aster Drive, Nashville, TN 37211**

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 April 15, 2013.

James J. Reese Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this April 15, 2013

My commission expires 7/6/15

Notary Public

