BILL GARRETT, Davidson County
Trans:T20130071455 DEEDWARR
Recvd: 08/19/13 14:42 2 pgs
Fees:13.00 Taxes:1106.30
20130819-0087140

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080024**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,000.00. Affiant Subscribed and sworn to before me, this 16th day of August, 2013. Notary Public My Commission Expires: 3/17/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tony Wang 2201 25th Ave S. Nashville, TN 37212	New Owner 7433 KREITNER DR. NASHVILLE, TN 37221	Tax Parcel ID No. 104-15-0 032.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RJAS Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tong Wang and wife, Yun Huang**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 94 on the Map of Sunset Park, as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, November 20, 1951, as follows:

Beginning at the Southwest corner of Blair Boulevard, as widened and 25th Avenue South; thence with the Southerly margin of Blair Boulevard, as widened Westwardly 91 feet to the corner of Lots Nos. 93 and 94; thence with the line between said two lots Southwardly 80 feet; thence Eastwardly 90 feet to the Westerly margin of 25th Avenue South; thence with said Avenue Northwardly 80 feet to the beginning.

Being the same property conveyed to RJAS Properties, LLC, a Tennessee limited liability company by Warranty Deed from James S. Dunn, unmarried, recorded on the 28th day of July, 2008 in Instrument No. 20080728-0076631, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUNSET PARK, as recorded in Plat Book 332, Page(s) 132.

This is improved property located at 2201 25th Ave S Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of August, 2013.

RJAS Properties, LLC, a Tennessee limited liability company
by: Richard Tomichek, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Tomichek, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of RJAS Properties, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 16th day of August, 2013.

Notary Public

My Commission Expires:

