WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140000451 DEEDWARR
Recvd: 01/03/14 08:34 2 pgs
Fees:13.00 Taxes:175.75
20140103-0000596

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

PAUL F. SORRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 302, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chea Sok	Same as new owner	071-11-0-060.00
(NAME) 1424 Meridian St.	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, CAROLYN FAY KNOX, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO CHEA L. SOK AND WIFE, YAN SOK A/K/A YAN LOEUNG SOK, 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:

A tract of land in the 12th, formerly the 17th, Civil District of said County, described according to a survey made by Watkins and Murrey, Surveyors, February 26, 1947, as follows:

Beginning at an iron pin in the westerly margin of Meridian Street, 341.4 feet southerly from the intersection of the westerly margin of said Meridian Street and the southerly margin of Gatewood Avenue; thence with the westerly margin of said Meridian Street, southwardly 58.8 feet to an iron pin; thence westwardly 299 feet to an iron pin; thence northwardly 54.5 feet to an iron pin; thence eastwardly 300 feet to the beginning.

Being the same property conveyed to R.W. BOATWRIGHT AND WIFE, ESTELLE BOATWRIGHT, by deed from MATTIE B. LISH, RUTH LISH GEORGE, CLARENCE THOMAS LISH, RIDLEY LISH AND JAMES ENNIS LISH, of record in Book 1466, page 369, dated March 6, 1947, said Register's Office. The said Riley W. Boatwright having since predeceased the said Estelle Boatwright on or about May 13, 1990 leaving Carolyn Fay Knox as her Heir at Law as evidenced by an Affidavit of Heirship of record as Instrument No. 20140103-0000595, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; all matters as shown on the survey made by Watkins and Murrey, Surveyors, February 26, 1947; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1424 Meridian Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 27th day of December, 2013.

Carolyn Fay Knox

Carolyn Fay Knox

STATE OF ARKANSAS)
COUNTY OF Newton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Fay Knox, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 10:33 AM Jasper this 27th day of December 2013

Notary Public

My Commission Expires: 1-10-2015

NEDRA DANIELS
OFFICIAL SEAL - NOTARY PUBLIC
STATE OF ARKANSAS
NEWTON COUNTY
MY COMMISSION EXPIRES 1-10-2015