WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140005172 DEEDWARR
Recvd: 01/23/14 09:17 2 pgs
Fees: 13.00 Taxes: 2534.50

20140123-0006324

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-20-2014

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 20, 2014

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Hale	Jack D. Hale, Jr.	Map 146-9
(NAME)	(NAME)	
4999 Tyne Ridge Court	4999 Tyne Ridge Court	Parcel 13
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **TAYLOR G. WANG AND WIFE, BEVERLY S. WANG**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACK HALE AND WIFE, KAREN HALE,** 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 Lot No. 31 on the Plan of Treemont of record in Plat Book 6250, page 895, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Taylor G. Wang and wife, Beverly S. Wang, by deed dated April 28, 1988, from Glenn G. Dukes and Buddy R. Dukes of record in Book 7546, page 513, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 895, said Register's Office; (c) restrictive covenants of record in Book 6833, page 594, Book 6833, page 601, Book 8259, page 498, Instrument No. 20051202-0145241, Instrument No. 20061207-0151539 and Instrument No. 20100212-0011250, said Register's Office; (d) Bylaws of record in Book 6833, page 620, Book 6833, page 653, Instrument No. 20061207-0151540 and Instrument No. 20121025-0097770, said Register's Office; (e) Bridle path easement of record in Book 1066, page 274, said Register's Office; and (f) Private road and maintenance agreement of record in Book 6833, page 633, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4999 Tyne Ridge Court, Nashville, Tennessee 37220

(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 22nd day of January, 2014.

Taylor G. Wang
By: Kevin D. Montgomery, Attorney in Fact

Beverly S. Wang
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2014, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Taylor G. Wang and Beverly S. Wang and acknowledged that he executed the same as the free act and deed of Taylor G. Wang and Beverly S. Wang.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of January, 2014.

Commission expires:

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014