WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018317 DEEDWARR
Recvd: 03/19/14 09:43 3 pgs
Fees:18.00 Taxes:388.50
20140319-0022589

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tha Ngae	Same address	
(NAME)	(NAME)	
348 Tusculum Rd.	as new owner	162-10-11
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **LARRY BATES AND WIFE, JOYCE BATES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THA NGAE AND JAY MEH, 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:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO (A) 2014 REAL PROPERTY TAXES; (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN BOOK 2331, PAGE 108, SAID REGISTER'S OFFICE; AND (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 2498, PAGE 571 AND BOOK 2548, PAGE 355, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☒ property, known as 348 Tusculum Rd., Nashville, TN 37211

(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 14 day of March, 2014.

Larry Bates 3-14-14

Larry Bates

Joyce D. Bates

Joyce Bates

STATE OF TENNESSEE

COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 14 March, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO 12 ON THE MAP OF FAIRLANE PARK, OF RECORD IN BOOK 2331, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HERBY MADE FOR A COMPLETE AND SECURATE DESCRIPTION THEREOF.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSELY EXCLUDED THEREFROM IS THE FOLLOWING PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED FROM AUBREY DARIEL ELLIS AND WIFE BULAH T. ELLIS OF, RECORD IN BOOK 4185, PAGE 779. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

A STRIP OF PARCEL OF LAND IN THE 31ST COUNCIL MANTIC DISTRICT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO 12 ON THE MAP OF FALCLANE PARK, AS OF RECORD IN BOOK 2311 PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 12 FRONTS 89.2 FEET ON THE PRESENT NOTH MARGIN OF TUSCLUM ROAD AND RUNS BACK 11 DEGREES WEST 7 FEET ON THE WEST LINE AND NORTH 14 DEGREES WEST 6.8 FEET ON THE EAST LINE TO POINTS ON THE NEW RELOCATED NORTH MARGIN OF TUSCULUM ROAD ON WHICH IT MEASURES 89.2 FEET THEREON, CONTAINING 571 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO LARRY BATES AND WIFE, JOYCE BATES BY DEED FROM TROY D. BATES AND WIFE, LISA BATES OF RECORD IN INSTRUMENT NO. 20011220-0140861, SAID REGISTER'S OFFICE.