Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $ 77,000.00

Return to:
BANKERS TITLE & ESCROW CORP
6107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

ROBERT L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Affiant

Subscribed and sworn to before me, this 26th day of March, 2014.

Notary Public
My commission expires: 2-23-15

02-1402-48891

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| See Moe<br>237 Margo Lane<br>Nashville TN 37211 | SAME AS NEW OWNER | 148-06-0-005.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Evans Sprott, Jr., unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to See Moe and wife, Choe Nyah, hereinafter called the Grantees, their successors 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. 127, on the Plan of Section Four, Haywood Acres, of record in Book 2900, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evans Sprott, Jr. and wife, Ann P. Sprott by deed from Randall Phillips Builders, Inc., dated November 27, 1961, recorded December 4 1961, of record in Book 3312, Page 532, Register's Office for Davidson County, Tennessee. Ann P. Sprott died 12/2/89.

This instrument is executed by Jennifer Sheppard, Conservator, pursuant to Court Order, Docket# 13P-582, Probate Court of Davidson County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 237 Margo Lane, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20140025423 DEEDWARR
Recvd: 04/15/14 11:23 2 pgs
Fees:13.00 Taxes:284.90
20140415-0031403

WITNESS my hand this 20th day of March, 2014.

Jennifer Sheppard, CMC

Evans Sprott, Jr. by Jennifer Sheppard, Conservator
Pursuant to Court Order, Docket# 13P-582, Probate
Court of Davidson County, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jennifer Sheppard, Conservator for Evans Sprott, Jr., pursuant to Court Order, Docket# 13P-582 in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 20th day of March, 2014

Notary Public

My commission expires: 10/18/16

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON