WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $ ~~39,000.00~~ $40,000.00 SK

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20140049416 DEEDWARR
Recvd: 07/10/14 15:25 2 pgs
Fees: 13.00 Taxes: 148.00
20140710-0060959

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Barrington Kong	NEW OWNER	Parcel ID:
2106 Scovel Street	206 McGavock Pk.	08115046100
Nashville, TN 37208	Nashville TN 37214	

FOR AND IN 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

Leland D. Watts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Barrington Kong and wife, Adeana Kong
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 the westerly 24 feet two inches of Lot No. 24 and the easterly 16 feet 10 inches of Lot No. 23 on the map of George Shield's First Subdivision of record in Book 57, Page 62, Register's Office for Davidson County, Tennessee, and known as Lot No. 18 on the unrecorded Map of Southern Securities Company's Subdivision and described according to a survey made February 12, 1931, by John Wilkes, a civil engineer, as follows:

Beginning at a point in the northerly margin of Scovel Street, the common corners of Lots 17 and 18, said point being 41 feet east of the west line of said George Shield's First Subdivision, thence northerly 140 feet to the southerly margin of a 100 foot alley, being 40 feet east of the west line of said Shield's Subdivision; thence easterly 40 feet to a point, the common corners of Lots Nos. 18 and 19; thence southerly along the line between said lots 140 feet to the northerly margin of Scovel Street; thence with the margin of same, westerly 41 feet to the beginning.

Being the same property conveyed to Leland D. Watts by deed from Household Financial Center, Inc., of record in Instrument 20060914-0113986, said Register's Office, dated August 31, 2006.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 62, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2106 Scovel Street, Nashville, TN 37208

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 my hand this 30th day of June, 2014.

Leland D. Watts

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 Leland D. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2014.

My Commission Expires: 9-9-14

Notary Public

