WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: May 24-2016
(AFFIX SEAL)

B-BR-14-1212

ANITA Y. LEE
COMM. #1977995
Notary Public - California
LOS ANGELES COUNTY
My Comm. Exp. May. 24, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elaine Nugent	new owner	
(NAME)	(NAME)	
1212 Joseph Avenue		**071-15-0-283.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MING SIM WONG, UNMARRIED** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELAINE NUGENT,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 47 and the southerly 4 feet of Lot No. 46 on the Plan of Sharpe and Horns of record in Plat Book 161, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ming Sim Wong by deed from Suwannee Properties, LLC of record in Instrument No. 20020430-0052585 Register's Office for Davidson County, Tennessee, dated April 26, 2002 and recorded on April 30, 2002.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1212 Joseph Avenue , Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20140079189 DEEDWARR
Recvd: 10/21/14 13:09 2 pgs
Fees:13.00 Taxes:444.00
20141021-0096982

Witness my/our hand(s) this the 17 DAY OF OCTOBER, 2014.

Ming Sim Wong

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ming Sim Wong, the within named bargainor, 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, this the 17th of October, 2014.

Notary Public
My Commission Expires: May-24-2016
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ANITA Y. LEE
COMM. #1977995
Notary Public - California
LOS ANGELES COUNTY
My Comm. Exp. May. 24, 2016