Davidson County DEEDWARR
Recvd: 03/17/15 08:21 4 pgs
Fees:23.00 Taxes:499.50
20150317-0022580

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**an Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 32177-01-2015** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $135,000.00.<br><br>_____<br>Affiant<br><br>Subscribed and sworn to before me this 16th day of March, 2015.<br><br>_____<br>Notary Public<br>My Commission Expires: |

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Spencer Yu-Jen Wang<br>319 Peabody Street<br>Nashville, TN 37210 | New Owner | Map and Parcel No.:<br>114 14 0 017 00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James M. Sager, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Spencer Yu-Jen Wang** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 329 Forrest Valley Drive, Nashville, Tennessee 37209, with a mailing address of 201 Forrest Valley Circle, Nashville, Tennessee 37209.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 16th day of March, 2015.

James M Sager by Briana P Potter as his attorney in fact

James M. Sager, by
Briana P. Potter, as his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Briana P. Potter, 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 for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for James M. Sager, and she is authorized by James M. Sager to execute this instrument on his behalf.

Witness my hand, at office, this 16th day of March, 2015.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public
My Commission Expires:

## EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 37 on the Plan of Thousand Oaks Estates, as of record in Plat Book 3700, pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James M. Sager and wife, Kathryn K. Sager, by deed dated December 14, 1972, from Agnes M. Boucher Holliday and husband Donald Wayne Holliday, of record in Book 4664, page 937, Register's Office for Davidson County, Tennessee. Kathryn K. Sager, being one and the same as Kathryn Marie Sager, having since died on March 1, 1999 (See Docket No. 99P497, Probate Court for Davidson County, Tennessee). James Morton Sager having named Briana P. Potter as his Attorney in Fact by General Durable Power of Attorney dated May 3, 2014, of record as Instrument No. 20150317-0022579, Register's Office for Davidson County, Tennessee. James Morton Sager and James M. Sager being one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2015, which have been prorated between the parties and assumed by Grantee. Map and Parcel No. 114 14 0 017 00.
2. Restrictive covenants contained in an instrument of record in Book 4056, page 371 as amended in Book 4072, page 318, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 3700, pages 82 and 83, Register's Office for Davidson County, Tennessee.

# True Copy Certification

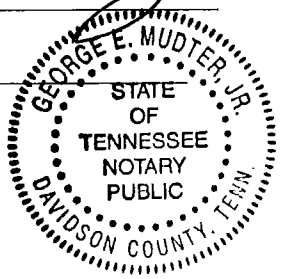
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:




My Commission Expires MAY 3, 2016