BILL GARRETT, Davidson County
Trans:T20150058748 DEEDWARR
Recvd: 07/20/15 09:12 2 pgs
Fees:13.00 Taxes:2747.25
20150720-0070413

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$742,500.00.**

Affiant

Subscribed and sworn to before me, this the 17 day of July, 2015.

Notary Public

My Commission expires: 12/27/16 (AFFIX SEAL)

mail
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Attorney Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael W. Ruehling	Farmington Mtg	**Map 116-16-0, Parcel 115.00**
4110 Sneed Road	2602 Richard Jones Rd	
Nashville, TN 37215	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric H. Liu and Eunice C. Park, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael W. Ruehling and Shelby P. Ruehling, 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:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Part 1 - Wallace Subdivision, of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Eric H. Liu and Eunice C. Park, husband and wife by Deed from Michael A. Walton and wife, Jessica Q. Walton, dated June 25, 2010, of record in Instrument No. 20100628-0050056, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 1424, Page 16, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Restrictive Covenants contained in instrument of record in Book 1280, Page 392, and in Book 1303, page 55, Register's Office for Davidson County, Tennessee.
(3) Easement for water mains in Book 1037, page 572, Register's Office for Davidson County, Tennessee.
(4) Agreement for Dedication of Easement for Sanitary Sewers, of record in Book 3888, page 813, Register's Office for Davidson County, Tennessee.
(5) Taxes for 2015 a lien, not yet due and payable, which have been prorated and assumed by the Grantees herein.

This is improved (__X__) Unimproved (____) property, known as **4110 Sneed Road, Nashville, TN 37215**

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 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/our hand(s) this **14th** day of **July, 2015.**

Eric H. Liu

Eunice C. Park

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Eric H. Liu and Eunice C. Park,** the within named sellers, 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 **14th** day of **July, 2015.**

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-19-16