BILL GARRETT, Davidson County
Trans:T20150083929 DEEDWARR
Recvd: 10/02/15 10:04 3 pgs
Fees:18.00 Taxes:666.00
20151002-0100327

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
File#15111Box 26b

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Johnny Poon et al	New Owners	14701023800
658 Toby Lynn Drive		
Nashville, TN 37211		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Khanh T. Huynh, a married man and Ricky Ly, a single man (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Johnny Poon and Daisy Poon, husband and wife, a fifty percent undivided interest, Raymond Poon, a twenty five percent undivided interest and Anthony Poon, a twenty five percent undivided interest as tenants in common (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 254 on the Plan of Caldwell Hall, Section II of record in Book 2900, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 254 fronts 80 feet on the southerly side of Harding Place and extends back 159.7 feet on the westerly line and 157.8 feet on the easterly line to a dead line in the rear on which it measures 80.05 feet.

Being the same property conveyed to Khanh T. Huynh and Ricky Ly, both unmarried by Warranty Deed from Richard L. Short and wife, Dana Overbey Short of record in Instrument Number 20051007-0121209, said Register's Office for Davidson County, Tennessee.

The above described real property is not the resident of Khanh T. Huynh nor has his wife resided in this property.

This is improved real property located on 619 Harding Place, Nashville, Tennessee 37211.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. All matters as shown on Plat book 2900, page 96, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Plat book 3097, page 407, Said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $180,000.00.
(
(
(Subscribed and sworn to before me
(this 24th day of September, 2015.
(
(
(My Commission Expires: 1-6-19

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 24th day of September, 2015.

Khanh T. Huynh

Ricky Ly

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Khanh T. Huynh, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 24th day of September, 2015.

My Commission Expires: 1-6-19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ricky Ly, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 7 day of September, 2015.

My Commission Expires: 1-6-19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC