BILL GARRETT, Davidson County
Trans:T20150087306 DEEDWARR
Recvd: 10/13/15 15:24 2 pgs
Fees:13.00 Taxes:721.50
20151013-0104270

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Garrett & Jennifer Davidson 3623 Wilbur Place Nashville TN 37204	New owner	026050-070.00

THIS INDENTURE, made this 28th day of September, 2015 between

Mau T. Ly

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Garrett Davidson and wife, Jennifer Davidson

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Three lots in Davidson County, Tennessee, described as follows:

Lot No. 12 of Block "C" on the map of Roscoe Place, as of record in Book 843, page 72, Register's Office for said County. Said Lot 12 fronts 50 feet on the westerly side of the Goodlettsville Pike, and runs back between parallel lines 150 feet to a dead line.

Lot No. 13 on the plan of Roscoe Place, First Addition, as of record in Plan Book 843, page 72, Register's Office for said County. Said Lot 13 fronts 80 feet on the southwesterly side of Goodlettsville Pike and extends back 150 feet on the northerly line and 160 feet on the southerly line with the northerly margin of Hollywood Street to a dead line, measuring 20 feet thereon.

Lot No. 20 on the Plan of Roscoe Place, Third Addition, as of record in Book 843, page 74, Register's Office for said County. Said Lot No. 20 fronts 88 feet on the northerly side of Hollywood Street and extends back 215 feet on the easterly line and 200 feet on the westerly line to a dead line, measuring 10 feet thereon.

Being the same property conveyed to Mau T. Ly, a married man by Warranty Deed dated 12/31/01 from the Estate of Parlie Fields, James Dennis Fields, Billy Wayne Fields, Larry Fred Fields and Peggy Fields Stewart (now Akers), Devisees of Parlie Fields, deceased, of record in Instrument No. 20020108-0002570 Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 309 Two Mile Pike, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Mau T. Ly

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statutes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mau T. Ly, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 17th day of September, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $195,000.00.

Affiant

Sworn to and subscribed before me, this 28th day of September, 2015.

Tammy D. Mellons
Notary Public

My Commission Expires: ~~11/3/15~~ Tom 3-8-16

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY