Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

File #15547

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo Ting Wong	New Owner	-061-16-0-261.00
(NAME)	(NAME)	
1239 Sunnymeade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Israel Holliday,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jo Ting Wong, an unmarried woman** HEREINAFTER CALLED THE GRANTEE, HIS 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. 66 on the Plan of Resubdivision of Sunnymeade, Unit No. 1, and the Subdivision of Sunnymeade, Unit No. 2 of record in Plat Book 974, Page (s) 56 and 57, 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 Andy Maloney, as Trustee for The 1239 Sunnymeade Drive Trust by Warranty deed from Gloria Pack and husband, Raymond Pack, Jr of record in Instrument No. 20150428-0037700 Register's Office for Davidson County, Tennessee, dated April 23, 2015 and recorded on April 28, 2015.

Being the same property conveyed to Israel Holliday by Warranty deed from Andy Maloney, as Trustee for The 1239 Sunnymeade Drive Trust of record in Instrument No. 20150623-0059741 Register's Office for Davidson County, Tennessee, dated June 16, 2015 and recorded on June 23, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150094849 DEEDWARR
Recvd: 11/06/15 11:42 2 pgs
Fees:13.00 Taxes:1047.10
20151106-0113331

unimproved ☐
This is improved ☒ property, known as 1239 Sunnymeade Drive, Nashville, TN 37216

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 5th day of November, 2015.

Israel Holliday

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Israel Holliday, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of November, 2015.

NOTARY PUBLIC

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206