WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp July 16, 2018
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc. 3326 Aspen Grove Dr. Ste 400 Franklin, TN 37067, ,

File No.: 15-cd-304

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Darius Cal, an unmarried man	Darius Cal, an unmarried man	
(NAME) 426 Huntington Ridge	(NAME) 426 Huntington Ridge	161-11-0-A-074.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars ($159,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MELISSA A SUN AND HUSBAND, PATRICK SUN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DARIUS CAL, AN UNMARRIED MAN, 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:

Being Unit No. 74 on the Plan of Huntington Ridge Townhomes, of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Being the same property conveyed to Melissa A. Smith by Warranty Deed from Elizabeth A. Lacey and husband, John William Lacey, IV dated November 13, 2009, recorded November 18, 2009, of record in Instrument No. 20091118-0106213, Register's Office for Davidson County, Tennessee.

The said Melissa A. Smith is now known as Melissa A. Sun.

BILL GARRETT, Davidson County
Trans:T20150100727 DEEDWARR
Recvd: 11/30/15 08:41 2 pgs
Fees:13.00 Taxes:591.63
20151130-0120049

unimproved ☐
This is improved ☒ property, known as 426 Huntington Ridge, Nashville, TN 37211
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Melissa A Sun and husband, Patrick Sun this 25 day of November, 2015.

Melissa A Sun

Melissa A Sun

Patrick Sun

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25 day of November, 2015, before me personally appeared Melissa A Sun and husband, Patrick Sun to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 25 day of November, 2015.

Commission Expires: _____

Notary Public

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Commission July 16, 2018
COUNTY OF WILLIAMSON