Davidson County DEEDWARR
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Fees:13.00 Taxes:536.50
20160128-0008158

WARRANTY DEED

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of January, 2016

Notary Public
My Commission expires: 1-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lal Than Lian	Movement Mortgage LLC, and/or The Secretary of State and Urban Development	134-13-0-039.00
280 Garry Drive	841 Seahawk Circle	
Nashville, TN 37211	Virginia Beach, VA 23452	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Trustee for The 280 Garry Drive Trust,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lal Than Lian and Kim Kim, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 105 on the plan of Kenilworth Estates, Section 1, of record in Book 2900, pages 105 and 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 105 fronts 70 feet on the northerly side of Garry Drive and extends back 142.7 feet on the westerly line and 143.4 feet on the easterly line to a dead line, measuring 70 feet thereon.

Being the same property conveyed to The 280 Garry Drive Trust, First Jordan, LLC, as Trustee by deed from Jane C. Miller, single on May 20, 2010 of record in Instrument Number 20100604-0043313, Register's Office for Davidson County, Tennessee. And further conveyed to L&O Farms, LLC by Quitclaim Deed from The 280 Garry Drive Trust, First Jordan, LLC, as Trustee of record in Instrument Number 20100730-0059816, said Register's Office. And further conveyed to L&O Farms, FLP by deed of record in Instrument Number 20130731-0079800, said Register's Office. And further conveyed to The 280 Garry Drive Trust, Amanda Dean, as Trustee by Quitclaim Deed on December 14, 2014, of record in Instrument Number 20151208-0123616, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 105 and 106, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3101, page 610, Register's Office for Davidson County, Tennessee.

This is improved property known as: 280 Garry Drive, Nashville, TN 37211

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 25, 2016.

The 280 Garry Drive Trust

By Amanda Dean, Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 25, 2016

My commission expires 5-5-19

Emmalyn G Hendrick
Notary Public

EMMALYN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.