WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031905 DEEDWARR
Recvd: 04/19/16 11:18 2 pgs
Fees:13.00 Taxes:548.06

20160419-0037662

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,125.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Y. Sung	new owner	119-02-0-062.00
(NAME)	(NAME)	
211 Garwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Frank Agee**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Scott Y. Sung, a single man** , hereinafter called the GRANTEE(S), his heirs and/or 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. 20, on the plan of Cunningham Heights, of record in Plat Book 2331, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

being the same property conveyed to Elsie M. Brown and Frank Agee, as joint tenants with right of survivorship, by Warranty Deed from Robert Albert Haley and wife, Phyllis A. Haley, dated 07/27/2005, recorded 07/29/2005, of record in Instrument No. 20050729-0088893, in the Register's Office for Davidson County, Tennessee. **Elsie M. Brown died on October 18, 2015 leaving Frank Agee as the sole surviving tenant by the entirety.**

FRANK AGEE a/k/a FRANK WATSON AGEE

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to all matters shown on the plat of record in Plat Book 2331, Page 76, Covenants, conditions, easements and restrictions of record in Book 2480, Page 455, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4337, Page 700, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 211 Garwood Drive, Nashville, TN 37210
(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 12th day of April, 2016.

Frank Agee by Tammie Sue Myles Attorney in Fact
Frank Agee
by Tammie Sue Myles, Attorney-in-Fact

State of Tennessee
County of Rutherford

On this 12th day of April, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tammie Sue Myles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Frank Agee, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument # 20160419-0037661, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 12th day of April, 2016.

Connie Beard
Notary Public

My Commission Expires: 4-15-17



RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167