BILL GARRETT, Davidson County
Trans:T20160043711 DEEDWARR
Recvd: 05/24/16 15:24 3 pgs
Fees:18.00 Taxes:407.37
20160524-0052188

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14TH day of May, 2016, by and between Daniel Michael Toporoski, a married man, party of the first part, and Sim Sun and Mom So Sun, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Book 4460, Page 52, Register's Office for said County.

SAID Lot No. 101 fronts 85 feet along the northerly margin of Townes Drive and extends back 137.27 feet along the easterly line and 129.07 feet along the westerly line to a broken line in the rear, and measures 71.24 feet thereon.

Being all or part of the same property conveyed to Daniel Michael Toporoski by virtue of that certain Warranty Deed dated April 25, 1980, at Book 5598, Page 816 in the Register's Office of Davidson County, Tennessee.

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), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4460, Page 52 and 3, Book 4553, Page 718, Book 4475, Page 863, and Book 4289, Page 198 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Seller warrants that this property has been used for investment purposes only and never as his primary residence.

WITNESS the signature of the party of the first part the day and year first above written.

Daniel Michael Toporoski

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego –)

On May 14, 2016 *Date* before me, Lorena Garcia, Notary Public *Here Insert Name and Title of the Officer*

personally appeared Daniel Michael Toporoski *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LORENA GARCIA
Commission No. 2134499
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires November 20, 2019

Signature _____ *Signature of Notary Public*

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 5/14/16 Number of Pages: 1 plus attached
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Daniel Michael Toporoski	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: Self	Signer Is Representing: _____

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Property Owner & Address: Sim Sun and Mom So Sun
114 Brenda Lane
Antioch, TN 37013

Tax Parcel No 16206014900

Property Address: 214 Townes Dr
Nashville, TN 37211

MAIL TAX BILLS TO: Owners at Owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $110,100.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

C. Walsh
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of May, 2016.

Memorie White
Notary Public

My Commission Expires: 7-3-17

