BILL GARRETT, Davidson County
Trans:T20160111931 DEEDWARR
Recvd: 12/20/16 12:42 2 pgs
Fees:13.00 Taxes:407.70
20161220-0133629

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,188.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF December, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-7062D

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Josephine Chan (NAME)	New Owner (NAME)	150 02 0 391.00
802 Lake Terrace Drive (STREET ADDRESS)	280 Poragon Mills Rd (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville TN 37211 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Thessalonia Coney, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Josephine Chan,** 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 Lot No. 40-B, HARBOR GATE, SECTION ONE, REVISED ZONE LOT DIVISION OF LOTS 16, 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44, 45,, as shown by plat and of record in Plat Book 5200, Page 712 as amended in Plat Book 6250, page 638, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Thessalonia Coney, unmarried from Gregory C. Crane and wife, Lana L. Crane, by Warranty Deed dated March 24, 1998, in Book 10856, Page 284, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 6221, Page 253, Book 6366, Page 494, Book 6488, Page 436, Book 6501, Page 550, Boo 6540, Page 292, Book 6597, Page 157, Book 6599, Page 984, Book 6886, Page 676, and in Book 8286, page 846, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 712, amended in Book 6250, Page 638, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Thessalonia Coney is signed by her duly appointed Attorney-in-fact Carolyn Coney-Johnson, pursuant to the Power of Attorney recorded in Instrument #20160220-0133628, said Register's Office.

This is improved property, known as 802 Lake Terrace Drive, Nashville, TN 37217.

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. Whenever 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/our hand(s) this 15th day of December, 2016.

THESSALONIA CONEY

By: Thessalonia Coney by Carolyn Coney Johnson — December 15, 2016
Carolyn Coney-Johnson, Attorney-in-Fact — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Carolyn Coney-Johnson, Attorney-in-Fact for Thessalonia Coney, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of December, 2016.

My Commission Expires: 3/22/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066