Davidson County	DEEDWARR
Recvd: 02/15/17 12:45	3 pgs
Fees:18.00 Taxes:647.50	
20170215-0015713	

WARRANTY DEED

File #17018

NAT-17077

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/22/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thang S. Lian	New Owner	14814007900
(NAME)	(NAME)	
4890 Packard Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Betty Hope, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thang S. Lian, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 32 on the Plan of Blanchard Heights, of record in Book 2663, Pages 62 and 63, Register's Office for said County.

Said Lot No. 32 fronts 90.8 feet on the south side of Packard Drive and runs back 352.7 feet on the west line and 356.84 feet on the easterly line which is a broken line to a dead line in the rear on which it measures 48.9 feet.

Being the same property conveyed to Betty Hope by Quitclaim Deed from Spouse to Spouse from Richard B. Hope dated April 25th, 2016 of record in Instrument No. 20160426-0040367, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Richard B. Hope by Quitclaim Deed from Spouse to Spouse from Betty Hope dated December 29, 2015 of record in Instrument No. 20160111-0002601, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Richard B. Hope and wife, Betty Hope, by Court Order Case No. 07P-508 of record in Instrument No. 200705009-0055786, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Richard B. Hope and wife, Betty R. Hope by deed from M.T. Melvin and wife, Mary S. Melvin dated 7/31/1959 and filed of record in Book 2928, page 267, said Register's Office.

Richard B. Hope and Richard Hope is the same person. Betty S. Hope and Betty Hope is the same person.

This conveyance is subject to the current year's property taxes which have been prorated, 2017 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved ☐
This is improved ☒ property, known as 4890 Packard Drive, Nashville, TN 37211

(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 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.

Witness my hand this 14th day of February, 2017.

Betty R. Hope by Lori Ledbetter
Betty R. Hope
By: Lori Ledbetter, her attorney in fact

Richard B. Hope by Lori Ledbetter
Richard Hope
By: Lori Ledbetter, his attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared Lori Ledbetter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Betty R. Hope pursuant to a Durable Power of Attorney dated 3/1/2016 and filed of record in Instrument No. 20160426-0040365, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Betty R. Hope, as her attorney in fact.

Witness my hand and official seal this 14th day of February, 2017.

Notary Public_____

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires:
11/5/2019

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared Lori Ledbetter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard Hope pursuant to a Durable Power of Attorney dated 3/1/2016 and filed of record in Instrument No. 20160426-0040366, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Richard Hope, as his attorney in fact.

Witness my hand and official seal this 14th day of February, 2017.

Notary Public_____

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires:
11/5/2019

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY