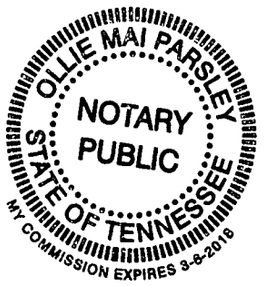
B07 29



STATE OF TENNESSEE 20529
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2017.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME ADDRESS	
Address New Owner(s) as Follows: Ping K. Ling Wong	Send Tax Bills To:
(Name) 2134 Deerborn Drive	(Name) New Owners
(Street Address or Route Number) Nashville, TN 37214	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20170022153 DEEDWARR
Recvd: 03/15/17 12:38 2 pgs
Fees:13.00 Taxes:943.50
20170315-0025411

Map-Parcel Number(s): 09601008700

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 HEREBY ACKNOWLEDGED, I/WE, Ann Richey Batts, Trustee of the Ann Richey Batts Family Living Revocable Trust HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ping K. Ling Wong and Ting Lok Wong, wife and husband 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 the easterly 75 feet front of Lot No. 10 on the Map of Bluefield Subdivision, Section No. 1 as of record in Book 843, page 16, Register's Office for said County and being Lot No. 14 on the Map of R. D. Stanford's re-Subdivision of Lot Nos. 1 to 10 inclusinve, Bluefield Subdivision of record in Book 843, page 16, said Register's Office, not of record and described according to a survey made by Z. J. Wilkinson, Surveyor, January 31, 1941, as follows:

Beginning at a point in the northerly margin of Bluefield Avenue, the common corner of Lots Nos. 10 and 11 of said Bluefield Subdivision and being the southeast corner of Lot No. 14 of said Stanford's Subdivision; thence northerly with the dividing line between said Lot Nos. 10 and 11 of said Bluefield Subdivision and with the east line of said Lot No. 14 of said Stanford's Subdivision 310.1 feet to a point in the southerly right-of-way line of the Tennessee Central Railroad; thence with the southerly right-of-way line of said railroad westerly 75 feet to a point 10 feet east of the common corner of Lot Nos. 9 and 10 of said Bluefield Subdivision, the common corner of Lot No. 13 and 14 of said Stanford's Subdivision; thence southerly with the dividing line between Lot Nos. 13 and 14 of Stanford's re-subdivision 310 feet more or less to a point in the northerly margin of Bluefield Avenue 25 feet east of the common corner of Lot Nos. 9 and 10 of said Bluefield Subdivision; thence eastwardly with the northerly margin of Bluefield Avneue 75 feet to the point of beginning.

BEING the same property conveyed to The Ann Richey Batts Family Living Revocable Trustee, Ann Richey Batts, Trustee, by quitclaim deed from Ann Richey Batts, dated February 6, 2014, filed in Instrument No. 20140213-0012649, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed filed in Instrument No. 20170315-0025410, said Register's Office.

This is improved property known as 2628 Bluefield Avneue, Nashville, TN 37214.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 14th day of March, 2017.

Seller

Ann Richey Batts, Trustee

Ann Richey Batts, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Ann Richey Batts, Trustee, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 2017.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018