Davidson County	DEEDWARR
Recvd: 03/21/17 12:20	6 pgs
Fees:33.00 Taxes:702.63	

20170321-0027478

WARRANTY DEED

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

NAT-170301

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$195,000.00~~ 189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 9/22/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gin En Hang	New Owner	14813020300
(NAME)	(NAME)	
4912 Packard Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert M. Breedlove,** individually and as Executor of the Estate of William H. R. Breedlove, Jr. hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Gin En Hang, a married man,** 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. 102 on the Plan of Locustwood, Section 3, of record in Plat Book 2663, Page 29, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William H. R. Breedlove, Jr., and wife, Darlyne Breedlove by Gary M. Potts and wife, Carolyn S. Potts of record in Bok 5629, Page 600, said Register's office, and further conveyed to William H. R. Breedlove, Jr. by Deed from Darlyne Breedlove of record in Book 5826, Page 971, said Register's office. William H. R. Breedlove having died intestate leaving Robert M. Breedlove and Daniel Breedlove as his only heirs-at-law as evidence by Probate File 11P1853, of record in Probate Court Clerk's office for Davidson County, Tennessee. Robert M. Breedlove, having been granted all authority by the Probate Court to transfer title to the subject property, reference Case No 13-1695-I, Chancery Court of Davidson County, Tennesee, a copy of said order being attached hereto as Exhibit "A" and made a part hereof. See affidavit of heirship recorded contemporameously herewith as Instrument Nos. 20170321-0027476 and 20170321-0027477, said Register's office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4912 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/our hands this 17th day of March, 2017.

Robert M. Breedlove, Executor of the estate of William H. R. Breedlove, Jr.

BY: _____ Executor

_____
Robert M. Breedlove

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. Breedlove with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the Executor of the Estate of William H. R. Breedlove, Jr. , the within named bargainor, and that such Executor executed the foregoing instrument for the purpose therein contained, by personally signing the name of Estate of William H. R. Breedlove, Jr. , as Executor.

WITNESS my hand and seal this 17th day of March, 2017.

_____
Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. Breedlove with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes contained therein.

WITNESS my hand and seal this 17th day of March, 2017 .

_____
Notary Public _____
My Commission Expires: _____

File No.: 11757

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

EXHIBIT A

bookkeeping

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

RECEIVED
FEB - 3 2017
Davidson Co. Chancery Court

FILED
2017 FEB -9 AM 10:23
CLERK & MASTER
DAVIDSON CO CHANCERY CT

ROBERT M. BREEDLOVE,	)	
	)	
Plaintiff,	)	
	)	
v.	)	**CASE NO. 13-1695-I**
	)	
DANIEL BREEDLOVE,	)	**DATE HEARD: February 3, 2017**
	)	
Defendant.	)	

ORDER APPROVING SALE OF REAL PROPERTY

This matter came before this Court on February 3, 2017 on the *Motion to Approve Sale of Real Property* (the "Motion") filed by Plaintiff Robert Breedlove ("Plaintiff"), for an Order approving the sale of Real Property located at 4912 Packard Drive, Nashville, Davidson County Tennessee (the "Property") that is subject to this pending *Complaint for Partition of Real Property and for Sale for Division* (the "Complaint"). There was no written response filed by the Defendant, and no person appeared at the hearing to contest the relief requested. After a review of the Motion, the record before the Court, and the statements of counsel and Plaintiff offered at the hearing, the Court **GRANTS** the *Motion* regarding the Property, and, accordingly,

IT IS ORDERED, ADJUDGED AND DECREED that the proposed sale (the "Sale") of the Property pursuant to the *Purchase and Sale Agreement* dated and effective January 13, 2017 (the "Contract"), as amended, is approved and authorized by the Court. In the event that any subsequent modifications to the Contract's purchase price are made, the Court expressly authorizes the Sale for a minimum sale price of $180,000.00, which amount has been previously testified to and approved by this Court's March 20, 2014 *Order with Findings from Default Hearing* (the "Prior Order"). The Court further expressly restates the terms of the Prior Order

that allow Plaintiff to have all authority "to bargain, convey, and transfer title to the Property, including the execution and delivery of deed and title to the Property." It is further

ORDERED, ADJUDGED AND DECREED that, at such closing and as previously stated in the Prior Order, the Court approves the payment at closing of the normal and necessary expenses and costs related to a sale of property including, but not limited to, payment of real estate broker commissions, current and past due real estate taxes, seller concessions, and customary closing fees and other items provided in the Contract, but the Court requires that all net proceeds to the "seller" be disbursed and made payable to ~~Plaintiff's attorney, who then will pay those net proceeds into~~ the Chancery Clerk and Master's Office ~~along with a *Notice of Payment*~~; for subsequent Court approval of disbursements, which will be obtained by Motion before the Court. 83 Payment directly to the Clerk and Master is the traditional, customary method

IT IS SO ORDERED.

Chancellor Bonnyman

APPROVED FOR ENTRY:

By: _____

David M. Anthony (TN Reg. No. 19951)
Bone McAllester Norton PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778
(615) 238-6321
(615) 687-5599 (facsimile)
danthony@bonelaw.com
Attorneys for Plaintiff

MAILED 2/9/17

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been placed in the U. S. mail, postage pre-paid and properly addressed to:

Daniel Breedlove
20 Keith Street
Nashville, Tennessee 37210

Daniel Breedlove
4912 Packard Drive
Nashville, Tennessee 37211

Gregory O. Nies
Special Master & Staff Attorney
Davidson County Chancery Court, Part I
One Public Square, Ste. 402
Nashville, Tennessee 37201

this 3rd day of February, 2017.

David M. Anthony

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