BILL GARRETT, Davidson County
Trans: T20170034065 DEEDWARR
Recvd: 04/24/17 09:01 2 pgs
Fees: 13.00 Taxes: 545.75
20170424-0039737

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $747,500.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF APRIL, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Richard Watson and Margaret Dyer Watson	Charles Richard Watson (NAME)	
4128 Lealand Lane (ADDRESS)	4128 Lealand Lane (ADDRESS)	053-02-0-040.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Tae Kim, an unmarried man and Howard Hsieh, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles Richard Watson and Margaret Dyer Watson, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 175 ON THE PLAN OF LELAND HARRIS SUBDIVISION, OF RECORD IN PLAT BOOK 8250, PAGE 880, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TAE KIM, AN UNMARRIED MAN AND HOWARD HSIEH, AN UNMARRIED MAN BY WARRANTY DEED FROM DOROTHY DUFF, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NO. 20070423-0047809, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEAYNCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1302 Bryan Street, Old Hickory, TN 37138
(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 hand(s) this 21st day of April, 2017.

WARRANTY DEED
(Continued)

Tae Kim

Howard Hsieh

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tae Kim and Howard Hsieh, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of April, 2017.

Notary Public

My Commission Expires: Feb 5, 2019

(SEAL)

DOLORES JEAN ARRIOLA
Commission # 2098945
Notary Public - California
Orange County
My Comm. Expires Feb 5, 2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072