WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/17 14:26 2 pgs
Fees:13.00 Taxes:728.90
20170809-0081699

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires March 20, 2018

THIS INSTRUMENT WAS PREPARED BY
McDonald Long & Johnston Escrow, LLC, 1616 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sunny Ho (NAME)	F & M Bank (NAME)	81-10-0-42.00
2628 Delk Avenue (ADDRESS)	50 Franklin Street (ADDRESS)	
Nashville (CITY) TN (STATE) 37208 (ZIP)	Clarksville (CITY) TN (STATE) 37040 (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, **Edwina Temple, AN UNMARRIED WOMAN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sunny Ho, AN UNMARRIED 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. 24 on the Plan of Section Two, Normal Heights, as of record in Book 2330, page 54, Register's Office for said County.

Said lot fronts 50 feet on the northeasterly side of Delk Avenue and runs back between lines, 181.9 feet on the northwesterly line and 175.6 feet on the southeasterly line, to a dead line, which is a broken line, on which it measures 55.4 feet.

Being the same property conveyed to Edward S. Temple and wife, Charlie B. Temple by Warranty Deed from Olemont Development Company, Incorporated, dated *11/05/1955,* in Book 2483, page 293, Register's Office for Davidson County, Tennessee. The said Charlie B. Temple having died March 29, 2008 leaving Edward S. Temple as surviving tenant by the entirety. The said Edward S. Temple died testate on September 22,2016 and by the terms of the Last Will and Testament of record under Docket Number 16P 1969 of the Probate Court of Davidson County, Tennessee, the property was devised to Edwina Temple. Being further conveyed to Edwina Temple by Executrix's Deed from Edwina Temple, the Executrix of the Estate of the Estate of Edward S. Temple, dated *04/06/2017,* recorded *04/07/2017* in Instrument No. 20170407-0034444, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2628 Delk Avenue S, Nashville, TN 37208

(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 4th day of August, 2017

Edwina Temple

State of Tennessee
County of Williamson

Personally appeared before me Edwina Temple, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of August, 2017.

Notary Public
My Commission Expires: 11-5-18

File No.: 1704154

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019