BILL GARRETT, Davidson County
Trans: T20170072252 DEEDWARR
Recvd: 08/21/17 10:33 2 pgs
Fees: 13.00 Taxes: 666.00

20170821-0085549

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT170800242

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of August, 2017

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morton W. Wu **3049 Runabout Drive** **Nashville, TN 37217**	6028 Sugarmill Dr. Nashville, TN 37211	**136-15-0-024.00**

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, WE,

Elna M. Brewington, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Morton W. Wu

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:

LAND in Davidson County, Tennessee, being Lot No. 101 on the Plat of Harbour Town Village, Section One, of record in Plat Book 4675, Pages 3 and 4, Register's Office for Davidson County, Tennessee.

SAID Lot No. 101 fronts 85.50 feet on the easterly margin of Runabout Drive and extends back 153.68 feet on the northerly line, and 120.0 feet on the southerly line, to a line on the rear which is a broken line, on which it measures 141.40 feet.

BEING the same property conveyed to Noble J. Brewington and wife, Elna M. Brewington by Warranty Deed from American Homes, a partnership comprised of Ralph Stevens and Melvin Jones, dated 10/23/75 and recorded 10/24/75 in Book 4954, Page 710, Register's Office for Davidson County, Tennessee. The said Noble J. Brewington having since died on 5/14/98, leaving property vested in Elna M. Brewington.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3049 Runabout Drive, Nashville, TN 37217**
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 our hands this 17th day of August, 2017.

Elna M. Brewington

Elna M. Brewington by Thomas Brewington, Attorney in Fact

by Thomas Brewington
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17TH day of August, 2017, before me personally appeared Thomas Brewington to me known to be the person who executed the foregoing instrument in behalf of Elna M. Brewington as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Elna M. Brewington.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of August, 2017.

Commission Expires:_____

Gail C. Vincent
Notary Public

