Bill Garrett Davidson County
Batch# 4182 DEEDWARR
09/25/2017 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20170925-0098041

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: Sept. 20, 2020

(AFFIX SEAL)

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 |
|---|---|---|
| Than Gin Sang, an unmarried man | New Owner (NAME) | |
| 3307 Masonwood Drive (ADDRESS) | 3307 Masonwood Dr. (ADDRESS) | 00 50 11 004.00 |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Nashville TN 37207 (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 Ester D. Grigsby, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Than Gin Sang, an unmarried man, 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. 629 ON THE PLAN OF PARKWOOD ESTATES, SECTION 4, AS OF RECORD IN BOOK 3300, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT..

SAID LOT NO. 629 FRONTS 95.0 FEET ON THE NORTHERLY SIDE OF MASONWOOD DRIVE AND RUNS BACK 137.5 FEET ON THE WESTERLY LINE AND 139.3 FEET ON THE BROKEN EASTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 78.08 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH T. GRIGSBY AND WIFE, ESTER D. GRIGSBY BY WARRANTY DEED FROM JAMES H. COLLIER AND WIFE, HELEN J. COLLIER, DATED MARCH 2, 1979, RECORDED MARCH 6, 1979, OF RECORD IN BOOK 5402, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOSEPH T. GRIGSBY HAVING SINCE DIED ON FEBRUARY 2, 2008, LEAVING PROPERTY VESTED TO ESTER D. GRIGSBY, AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE 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 3307 Masonwood Drive, Nashville, TN 37207
(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 22nd day of September, 2017.

**WARRANTY DEED**
(Continued)

Ester D. Grigsby

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ester D. Grigsby, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of September, 2017

Notary Public

My Commission Expires:

(SEAL)

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

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

# True Copy of Certification

I, Lisa K.R. Wagner, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

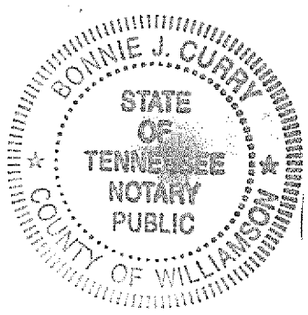
Lisa K.R. Wagner

Lisa K.R. Wagner

State of Tennessee

County of Rutherford

Personally appeared before me, Bonnie J. Curry, a notary public for this county and state, Lisa K.R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.




Bonnie J. Curry, Notary Public

My commission expires on 11/04/18