WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
atch# 24739 DEEDWARR
/13/2017 09:01:56 AM 2 pgs
ees: $13.00 Taxes: $4,023.75

20171113-0115895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,087,500.00

Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9TH DAY OF November, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMI ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Wong and Jeanette Renee Bauchat	New Owner	
(NAME)	(NAME)	132-5 144
4334 Coral Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **MIA N. RANKIN, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEANETTE RENEE BAUCHAT AND CHRISTOPHER WONG, WIFE AND HUSBAND** , 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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the southerly 75 feet of the westerly part of Lot No. 17 and that part of Park Avenue immediately west of same on the map of Glendale Park of record in Book 57, page 141, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning on the westerly line of Glendale Park at the southwest corner of the property conveyed to Bert T. DeVasure and wife, Eudell DeVasure, by deed from Delmer Luster and wife, of record in Book 1416, page 494, said Register's Office; thence with the southerly boundary line of said DeVasure property, easterly 210 feet to a point; thence at right angles, southeasterly 210 feet to a point; thence at right angles, southwardly 75 feet to a point in the line between Lots No. 17 and 24, westwardly and crossing said Park Avenue, in all 210 feet to a point in the easterly line of said Glendale Park; thence with the easterly line of said Glendale Park, northwardly 75 feet to the beginning.

And also conveyed without warranties of the title is southeasterly portion of General Bate Drive (formerly known as Park Avenue) which lies immediately adjacent to subject property, as closed by Ordinance No. BL 2001-830, Metropolitan Government of Nashville and Davidson County, Tennessee.

Being the same property conveyed to Mia N. Rankin, married, by deed from Luther Wooten and spouse, Nicole Wooten, of record in Instrument No. 20110606-0043108, Register's Office for Davidson County, Tennessee.

James Kevin Rankin joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4334 Coral Way, Nashville, TN 37204
(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 hand this 27th day of October, 2017

MIA N. RANKIN

JAMES KEVIN RANKIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mia N. Rankin and James Kevin Rankin, the bargainor, 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 at Nashville, Tennessee this 27th day of October, 2017.

My Commission Expires
May 8, 2018

Notary Public