Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-2047

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of November, 2017.

Notary Public
Commission Expires: 10/19/18

Bill Garrett Davidson County
Batch# 28751 DEEDWARR
11/21/2017 11:45:50 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20171121-0119536

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Darren J Johnson 1806 Long Ave Nashville, TN 37206	new owner	094-02-0-107.00

WARRANTY DEED

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, I/WE,

Eric Liu and Jocelyn Sy, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darren J Johnson and Amanda Rendall, husband and wife

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 the easterly 42 1/2 feet of Lot No. 234 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 234 fronts 42 1/2 feet on the southerly side of Long Avenue, and runs back between parallel Lines 150 feet to an allergy, measuring 42 1/2 feet thereon.

Being the same property conveyed to Eric Liu and Jocelyn Sy, husband and wife by Warranty deed from Jeremy D. Pewitt and wife, Mica N. Pewitt of record in Instrument No. 20121207-0113080 Register's Office for Davidson County, Tennessee, dated November 30, 2012 and recorded on December 7, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1806 Long Ave, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16 day of November, 2017.

Eric Liu

Jocelyn Sy

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Eric Liu and Jocelyn Sy, husband and wife
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of November, 2017.

Notary Public
My Commission Expires: 4-30-2021

(Notary Seal)

E. YOSECH
COMM. NO. 2194830
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXPIRES APR. 30, 2021