Bill Garrett Davidson County
Batch# 37329 DEEDWARR
12/15/2017 10:49:07 AM 2 pgs
Fees: $13.00 Taxes: $1,328.30

20171215-0127913

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return To:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $359,000.00.

Affiant

Subscribed and sworn before me this the 13 day of December, 2017.

Notary Public
My commission expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hung Kiem, Hong Nhung Kiem and Sang Kiem 4825 Corning Dr Nashville, TN 37211	NFM, Unc. 1190 Winterson Rd., Ste. 300 Linthicum, MD 21090	133-14-0 101.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GARRY BATSON AND LIZABETH BATSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HUNG KIEM, A MARRIED MAN AND HONG NHUNG KIEM, A MARRIED WOMAN, AND SANG KIEM, AN UNMARRIED MAN, TENANTS IN COMMON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 60-B on the Plan of Elysian Park, Resubdivision Plat of Lot No. 60, of record in Instrument No. 20141216-0115015, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Garry Batson and Lizabeth Batson by deed from Hunter Batson, dated 12/11/2015, of record in Instrument No. 20151216-0126331, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4825 Corning Dr, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 12th day of December, 2017.

Garry Batson

Lizabeth Batson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Garry Batson and Lizabeth Batson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY