# WARRANTY DEED

Bill Garrett Davidson County
Batch# 39413 DEEDWARR
12/19/2017 11:05:14 AM 2 pgs
Fees: $13.00 Taxes: $310.80

20171219-0129140

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

J-HC-17-4531-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Patrick Naylor** | **New Owner** | |
| (NAME) | (NAME) | |
| **201 Holly Lane** | | **032-00-0-147.00** |
| (ADDRESS) | (ADDRESS) | |
| **White House, TN 37188** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHUN CHIH YU AND TY WAN YU, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK NAYLOR,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the same property conveyed by deed recorded in Book 8263, Page 269, in the Office of the Register of Davidson County, Tennessee described as Tract No. 2 on an unrecorded survey by R. L. Montoya, Surveyor Lic. No., 697 dated March 13, 1987, as follows: BEGINNING at an iron pin set survey in a fence line which is the South boundary of C. E. Hardy, Jr. the Northeast corner of this tract and the Northwest corner of Tract No. 1; thence South 01 degrees 51 minutes 31 seconds East 748.32 feet along the common property line of this tract and Tract No. 1 to an iron pin set this survey on the centerline of a 40-foot ingress/egress easement, the Southwest corner of Tract No. 1; thence following said centerline along a curve to the left having the following curve data: a delta of 28 degrees 13 minutes 19 seconds, a radius of 140.00 feet, a tangent of 35.19 feet, and a length of 68.96 feet to a point, the beginning of a curve; thence following said centerline along a curve to the right having the following curve data: a delta of 30 degrees 00 minutes 00 seconds, a radius of 400.00 feet, a tangent of 107.18 feet, and a length of 209.44 feet to an iron pin set this survey; the Southwest corner of this tract and being the Southeast corner of Tract No. 3; thence leaving said easement centerline along a new common to this Tract No. 3, North 05 degrees 29 minutes 21 seconds West 709.43 feet to an iron pin set this survey in a fence line which is the South boundary of C. E. Hardy, Jr., the Northwest corner of this tract and the Northeast corner of the Tract No. 3; thence following said fence line North 86 degrees 50 minutes 50 seconds East 313.00 feet to the point of beginning.

Being the same property conveyed to Ty Wan Yu and wife, Chun Chih Yu, by Warranty Deed from Michael Bennett of record in Book 8263, Page 269, in the Office of the Register of Davidson County, Tennessee, dated December 21, 1990 and recorded on December 26, 1990.

This conveyance is subject to:
- County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7302, Page 15, in the Office of the Register of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for water line purposes, recorded in Book 8605, Page 716, in the Office of the Register of Davidson County, Tennessee.
- Easement for water line purposes, recorded in Book 9422, Page 609, in the Office of the Register of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4531 Jackson Rd., Whites Creek, Tennessee 37189**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF DECEMBER, 2017.

Chun Chih Yu

Ty Wan Yu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHUN CHIH YU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TY WAN YU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212