Bill Garrett Davidson County
Batch# 72769 DEEDWARR
03/23/2018 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20180323-0027733

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 14706021900
Account Number:

NAME & ADDRESS OF NEW OWNER:
Simon Yeh and Gretchen Yeh
5013 Edmonson Pike
Nashville, TN 37211

SEND TAX BILLS TO:
AMCAP Mortgage, LTD
725 Cool Springs Blvd., Ste. 600
Franklin, TN 37067

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TERESA CERTO, a widow** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SIMON YEH AND GRETCHEN YEH, husband and wife** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 266, on the Plan of Section Five, Caldwell Country Estates, as shown by plat appearing of record in Book 3300, page 16, of the Register's Office of Davidson County, Tennessee, as follows:

Beginning at a point on the northwesterly margin of Edmondson Pike, the same being a common corner of Lots 266 and 304; thence northwesterly with the dividing line between said lots, 134.9 feet to a concrete monument; thence southeastwardly with the dividing line between Lots 266 and 267, 134.7 feet to a point in the southwesterly margin of Sutter Drive; thence with said margin of said Drive, southeastwardly 51.9 feet to a concrete monument and continuing with said margin of said Drive 63.1 feet to a concrete monument; thence to the right around a curve, 39.27 feet to a concrete monument in the northwesterly margin of Edmondson Pike; thence with said margin of said Pike, southwesterly 113 feet to the point of beginning.

Included in the description but excluded form this conveyance is the following:
Beginning at a point, said point being the southern property line and 25 feet from the centerline of Edmondson Pike; thence along said property line North 49 deg. 22 min. West for 5 feet to a point; thence North 40 deg. 38 min. East for 108 feet to a point; thence along a curve to the left of radius 30 feet for 47.12 feet to a point on the southern right of way line of Sutter Drive; thence along said said right of way line South 49 deg. 22 min. East for 10 feet to a point; thence along a curve to the right 25 feet for 39.27 feet to a point on the existing right of way line of Edmondson Pike 25 feet from the center line; thence along said right of way line for 113 feet to the point of beginning and containing an area of 749.02 square feet, more or less.

BEING the same property conveyed to Teresa Certo, by Executrix's Quitclaim Deed from Teresa Certo, Executrix of the Estate of Joe Certo, dated January 13, 2014, appearing of record in Instrument No. 20140115-0004107, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 5013 Edmondson Pike, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 16th day of March, 2018.

Teresa Certo

Teresa Certo

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Teresa Certo, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 16th day of March, 2018.

Veronica Wilson

NOTARY PUBLIC

My Commission Expires: 4/21/2020

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $208,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16 day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 6/14/2020

---------- [Space Below This Line For Recording Data] ----------

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the 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 document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021