THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315459

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of March, 2018.

Notary Public
My Commission Expires: 12/19/2020

WILLIAM DAVIS * NOTARY PUBLIC * WILLIAMSON COUNTY OF STATE OF TENNESSEE

Bill Garrett Davidson County
Batch# 76234 DEEDWARR
04/04/2018 11:41:09 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180404-0031606

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Dang and Leena Dang 516 Wheatfield Way Nashville, TN 37209	New Owner	Tax Parcel ID No. 08116045500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grace S. Ridley with a Life Estate reserved by Lee Ella Scruggs** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin Dang and Leena Dang, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the south 25 feet of Lot No. 20 and the north 12-1/2 feet of Lot No. 21 on the Map of Thomas Harding's First Addition, as of record in Book 19, page 241, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said parts of said lots adjoin and front together 37-1/2 feet on the west side of 12th Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Grace S. Ridley with a Life Estate reserved by Lee Ella Scruggs by Quitclaim Deed from Lee Ella Scruggs, a widow, dated 06/28/1991 and filed for record on 07/02/1991 in Book 8390, page 12, Register's Office for Davidson County, Tennessee.

Subject property is not marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

All matters on the plan of record in Book 19, Page 241, Register's Office of Davidson County, Tennessee.

This is improved property located at 1031 12th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2018.

Grace S. Ridley

Lee Ella Scruggs

STATE OF Virginia)
COUNTY OF Hampton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Grace S. Ridley and Lee Ella Scruggs, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2018.

Natasha A. Stromley
Notary Public

My Commission Expires: 09-30-2020

Natasha A Stromley
Commonwealth of Virginia
Notary Public
Commission No. 7678888
My Commission Expires 9/30/2020