WARRANTY DEED

LEA A. BYNUM
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$285,000.00~~ 199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/11/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Blake Rittenberry	Same	135-12-0E-299.00-CO
(NAME)	(NAME)	
2618 Nashboro Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 121040 **DEEDWARR**
07/26/2018 09:23:56 AM 2 pgs
Fees: $13.00 Taxes: $736.30

20180726-0072854

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Daniel Poon and Angelica Poon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Blake Rittenberry, a single man, 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:

BEING Lot No. 299 on the Plan of Nashboro Village at Fairway Pointe, Tract 21 of record in Plat Book 4660, Page 159, amended in Instrument No. 20050222-0018814 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Daniel Poon and wife, Angelica Arifin Poon by Warranty deed from Amy M. Obst, an unmarried woman of record in Instrument No. 20070730-0090343 Register's Office for Davidson County, Tennessee, dated July 26, 2007 and recorded on July 30, 2007

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 2618 Nashboro Blvd., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 11th day of July, 2018.

Daniel Poon

Angelica Poon

STATE OF TENNESSEE

COUNTY OF Davidson

On this 11th day of July, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel Poon and Angelica Poon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-27-19

Notary Public

