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

CRT File No. 180917674

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

VADesjarlais
Affiant

Subscribed and sworn to before me, this 16th day of November, 2018.

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 9, 2021

Notary Public
My Commission Expires: _____

Karen Y Johnson Davidson County
Batch# 164428 DEEDWARR
11/21/2018 12:24:18 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20181121-0114671

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Try Properties, a Tennessee General Partnership P.O. Box 1643 Brentwood, TN 37024	New Owner	Tax Parcel ID No. 118-09-0-205.00

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, **Win Myint, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Try Properties, a Tennessee General Partnership**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Plan of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for said County.

Said Lot No. 13 fronts 75 feet on the Northerly side of Draughon Avenue and runs back 181.4 feet on the Easterly line and 184.2 feet on the Westerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Win Myint, unmarried by Warranty Deed from Albert H. Hooper, Jr. and John L. Holloran, Jr., recorded on the 23rd day of July, 1973 in Deed Book 4730, Page 259, in the Register's Office of Davidson County, Tennessee.

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.

Taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT BOULEVARD, SECTION OF MARENGO PARK, as recorded in Plat Book 1130, Page(s) 2.

This is improved property located at 955 Draughon Avenue Nashville TN 37204

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.

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 16th day of November, 2018.

Win Myint

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Win Myint, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2018.

Notary Public
My Commission Expires: _____

