Karen Johnson Davidson County
Batch# 193027 DEEDWARR
02/07/2019 10:14:11 AM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20190207-0011783

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $359,900.00

Affiant

Subscribed and sworn to before me, this 5th day of February, 2019.

Notary Public

My commission expires: 3/2/21

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Allen Huang	Ameris Bank	**07303005700**
2841 McGavock Pike	1800 Parkway Place, Ste. 820	
Nashville, TN 37214	Marietta, GA 30067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

M & H Partners

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Catherine McIntyre Huang and Allen H. Huang, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 164, on the plan of Section 4, Sutherland Heights, of record in Plat Book 2854, page 43, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to M & H Partners, by Warranty Deed from Jonathan C. Cavitt and Nina M. Cavitt, husband and wife, dated August 13, 2018, of record in Instrument No. 20180814-0080347, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

19-4217

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2841 McGavock Pike, Nashville, TN 37214.

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 in 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.

Date: 2/5/19

M & H Partners
BY:Craig Morren
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Craig Morren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member M&H Partners, and that he is authorized by M&H Partners to execute this instrument on its behalf.

Witness my hand and seal in Nashville, TN, this 5th day of February, 2019.

Notary Public

My commission expires: 9/12/21

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON