Karen Johnson Davidson County
Batch# 198897 DEEDWARR
02/25/2019 03:48:22 PM 2 pgs
Fees: $13.00 Taxes: $2,997.00

20190225-0017071

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Nashville, TN 37203
615.414.1368 fax 615.915.4964
brian@brianpaynelaw.com

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $810,000.00.

Affiant

Subscribed and sworn to before me, this 21ST DAY OF FEBRUARY, 2019.

Carmen Coats
Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
BRANDON TORTORICE 4211B FARRAR AVENUE NASHVILLE, TN 37215	FIRST TENNESSEE BANK N.A. 12195 METRO PKWY ISTE 2 FT MYERS, FL 33966	131-02-0 213.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wee S. Ng and spouse, Janice C. Law,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brandon Thomas Allen Tortorice AKA Brandon Tortorice and Mary Craig Tortorice, Husband and Wife,** hereinafter called the Grantees, their successors 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. 2 ON THE PLAN OF RESUBDIVISION OF LOT 9 AND THE SOUTHERLY 20 FEET OF LOT 8, BLOCK 3, OVERTON HILLS (BOOK 843, PAGE 66 R.O.C.D., TN) OF RECORD IN INSTRUMENT NO. 20060606-0066842, AMENDING PLAT BOOK 843, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBYMADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO WEE S. NG AND SPOUSE, JANICE C. LAW, BY WARRANTY DEED DATED JUNE 15, 2009, FROM CHARLES SIMS LENHARDT, AN UNMARRIED MAN, OF RECORD IN INSTRUMENT NO. 20090617-0056274, DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS.

This is improved property known as 4211B FARRAR AVENUE, NASHVILLE, TN 37215,

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21st day of February, 2019.

WEE S. NG

JANICE C. LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, WEE S. NG AND JANICE C. LAW, 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 for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 21ST DAY OF FEBRUARY, 2019.

BRIAN PAYNE, Notary Public

My Commission expires: 11/08/22

