This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4266

Karen Johnson Davidson County
Batch# 241058 DEEDWARR
06/10/2019 02:18:30 PM 2 pgs
Fees: $13.00 Taxes: $739.63
20190610-0055474

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $199,900.00

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2019

Notary Public
My Commission Expires: 3-13-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Menh-Hsuan Ho 2400 Booker Street Nashville, TN 37208	New Owner	092 07 0 214.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Drexel A. Martin, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Menh-Hsuan Ho, a mrried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Nos. 14,15, and 16 on the plan of Ashcrafts subdivision of Lot No. 11 on Boyd-McNairy Tract, as of record in Book 57, Page 59, Register's Office for said County, described together as follows:

Beginning at the Northwest corner of Booker Street, formerly Harding Street, and a street called Compromise Street, being the Southeast corner of said lot No. 16; thence with the Northerly margin of Booker Street, Westerly 100 feet on the corner Lot Nos. 13 and 14; thence Northerly with the line between said two lots 95 ft and 8 inches to the Southerly margin of an alley, Easterly 106 feet, more or less, the Westerly margin of Compromise Street; thence with the Westerly margin of said street, Southerly 103 feet 8 inches to the beginning.

Included in the above description but excluded from this conveyance is Lot 14 and part of 15 sold to Jazk J. Cohen and Sam Garfinkle, of record in Book 3067, Page 353, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Drexel A. Martin, unmarried by Warranty Deed from Metropolitan Development and Housing Agency, recorded on the 1st day of October, 2007 in Instrument No. 20071001-0116571, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **2400 Booker Street, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 5th day of June, 2019

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GRANTOR:

Drexel A Martin

Drexel A. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Drexel A. Martin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of June, 2019.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

201906100055474