398

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 241969 DEEDWARR
06/11/2019 01:10:49 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190611-0056090

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Katy L. Samwell<br>2901 Jones Avenue<br>Nashville, TN 37207 | FIRST COMMUNITY MORTGAGE, INC<br>262 ROBERT ROSE DR, STE 101<br>MURFREESBORO, TN 37129 | 060-12-0-137 |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Glassy Bay Properties, LLC**, a California Limited Liability Company, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Katy L. Samwell**, a single woman, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 and 12 on the Plan of Joywood Heights, Section 2, not of record, and described according to a survey dated July 25, 1977, by John Kohl and Company, Tennessee registered Land Surveyor No. 100 as follows: Said part of Lot Nos. 11 and 12 front 110 feet on the Southeasterly margin of Jones Avenue and extends back 188 feet on the Northeasterly line 156 feet on the Southwesterly line to a dead line in the rear measuring 99.2 feet thereon.

Being the same property conveyed to Glassy Bay Properties, LLC, by Warranty Deed from UP Holding, LLC, a Tennessee Limited Liability Company, of record on January 25, 2017, at Instrument No. 20170125-0007878, Davidson County Register of Deeds.

This property commonly known as 2901 Jones Avenue, Nashville, TN 37207.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hand of the Grantor's authorized representative, this 30th day of May, 2019:**

**Glassy Bay Properties, LLC**

**By:** Fred Tee

**Name:** Fred H. Teo

**Title:** Managing Member

**STATE OF** CA

**COUNTY OF** Santa Clara

Before me, the undersigned, a Notary Public in and for the State and County aforesaid,

personally appeared Fred H. Teo , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the Managing Member of **Glassy Bay Properties, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Glassy Bay Properties, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 30 day of May, 2019:

Usha Patel
NOTARY PUBLIC

My Commission Expires: Nov 13, 2021

USHA M. PATEL
Comm. #2218646
Notary Public · California
Alameda County
Comm. Expires Nov 13, 2021

**STATE OF** TN

**COUNTY OF** DAVIDSON

**THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $320,000.00:**

Affiant

**SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS** 7th **DAY OF** June, 2019:

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN