WARRANTY DEED

Karen Johnson Davidson County
Batch# 252376 DEEDWARR
07/03/2019 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190703-0065277

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

ISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hui Ling Shih	Hui Ling Shih	119-11-0-175.00
(NAME)	(NAME)	
2701 Glenrose Avenue	2701 Glenrose Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Joseph W. Garton and Wife, Sandra D. Garton**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Gung Li Chang and Wife, Hui Ling Shih**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 1 as shown on the plan of Thompson Lane Park (Being a Resubdivision of Lot No. 17 as of record in Book 2331, Page 138 amended in Book 3842, Page 49, Register's office for Davidson County, Tennessee) 6th Civil District, Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property conveyed to Joseph W. Garton and wife, Sandra D. Garton by Warranty Deed from Bob A. Foster and wife, Dolores K. Foster, dated 12/15/1999 and recorded 01/20/2000, of record in Instrument 200001200006747, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Book 2331, Page 138 and Amended in Book 3842, Page 49, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 4000, Page 527, and amended in Book 4520, Page 981, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2701 Glenrose Avenue, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 27th day of June, 2019.

Joseph W. Garton

Sandra D. Garton

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph W. Garton and Sandra D. Garton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of June, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY