WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 692,000.00 .

Bailey Wind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2019.

Notary Public

COMMISSION EXPIRES: 7/5/21

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

(Affix Seal)

Karen Johnson Davidson County
Batch# 282630 DEEDWARR
09/09/2019 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,560.40
20190909-0090750

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tara Charene Fung Jonathan Wing-Pak Fung	New Owner	083-05-0-272.00
(NAME)	(NAME)	
1301 Eastland Avenue	1301 Eastland Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Dean Shortland, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tara Charene Fung and Jonathan Wing-Pak Fung, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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 the easterly 45.0 feet, front, and 20 1/2 feet, rear, of Lot No. 27 and the westerly 15.0 feet, front and rear, of Lot No. 28 on the Plan of Edgewood, E.T. Brown's Subdivision of the Bransford Place, as of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, and further described as follows:

Said parts of Lots Nos. 27 and 28 adjoin and front together 60.0 feet on the northerly side of Eastland Avenue and extend bac, 160 feet on the easterly line and 162 1/2 feet on the westerly line, along the easterly margin of a 15.0 foot alley, to a 12.0 foot alley in the rear, measuring 35 1/2 feet thereon.

Being the same property conveyed to Dean Shortland by Warranty Deed from Michael C. Kessen and wife, Virginia Anne Kessen, filed for record February 26, 2013, in Instrument Number 20130226-0019278, in the Official Records of Davidson County, Tennessee.

Rita Davidson joins in executed this Warranty Deed to convey any and all of her maritial right she may have in said property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **1301 Eastland Avenue** (House Number) (Street) **Nashville TN** (P.O. Address) (City or Town) (State) **37206** (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 GRANTEES, their heirs, successors 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, 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 our hands this 6th day of September, 2019.

Dean Shortland

Rita Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Dean Shortland and Rita Davidson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 6th day of September 2019.

Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

True Copy Certification

I, Steve Berneman 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 Davidson

Personally appeared before me, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021