WARRANTY DEED

Karen Johnson Davidson County
Batch# 288843 DEEDWARR
09/20/2019 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $712.25
20190920-0095786

TRACI SELLERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

File No. DH0005753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00.

Affiant

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 6, 2021

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2019.

STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason T. York and Hsing-Chen Chiang	New owner	
(NAME)	(NAME)	
2211 Saint Andrews Drive		059-12-0-043.00
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(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, **CHMR Investments, Inc. Trustee for 405 Revels Drive Trust U/A dated January 7, 2017,** CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason T. York and Hsing-Chen Chiang, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 70 on the Plan of Section One, Highland Trace Subdivision of record in Plat Book 5200, Page 580 as corrected by Surveyors Certificate of Correction of record in Book 6149, Page 817, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 405 Revels Drive Trust by Quitclaim deed from Samuel Ward and Allan Smith of record in Instrument No. 20170110-0002776 Register's Office for Davidson County, Tennessee, dated January 05, 2017 and recorded on January 10, 2017.

Being also known as 405 Revels Dr Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 405 Revels Dr, Nashville, TN 37207

(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 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. 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 12th day of September, 2019.

CHMR Investments, Inc. Trustee for 405 Revels Drive Trust U/A dated January 7, 2017

Britt Ward, CEO / Treasurer, of CHMR Investments, Inc., Trustee

By: Britt Ward, CEO/Treasurer, of
CHMR Investments, Inc. Trustee

Sam Ward, Secretary of CHMR Investments, Inc., Trustee

By: Sam Ward, Secretary, of
CHMR Investments, Inc., Trustee

STATE OF Texas
COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Britt Ward, 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 CEO/Treasurer, of CHMR Investments, Inc., Trustee for 405 Revels Trust U/A dated January 7, 2017, the within named bargainor, and that he/she as such CEO/Treasurer, executed the foregoing instrument for the purposes therein contained on behalf of the 405 Revels Trust.

Witness my hand this 12 day of September, 2019.

NELVIA A HAMBLIN
Notary ID #124399533
My Commission Expires
January 28, 2023

Nelvia A. Hamblin
Notary Public Nelvia A. Hamblin

My commission expires: 01-28-2023

STATE OF Texas
COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Sam Ward, 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 Secretary of CHMR Investments, Inc., Trustee for 405 Revels Trust U/A dated January 7, 2017, the within named bargainor, and that he/she as such Secretary, executed the foregoing instrument for the purposes therein contained on behalf of the 405 Revels Trust.

Witness my hand this 12 day of September, 2019.

NELVIA A HAMBLIN
Notary ID #124399533
My Commission Expires
January 28, 2023

Nelvia A. Hamblin
Notary Public Nelvia A. Hamblin

My commission expires:
01-28-2023

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)