Name and Address of New Owner:
AH Shew Wong
2317 Dundee Ln
Nashville, TN 37214

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 071-16-0-250.00

Karen Johnson Davidson County
Batch# 466359 DEEDWARR
08/28/2020 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20200828-0097984

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Greater Nashville Regional Council, Public Guardianship Program for the Elderly as Conservator for Audrey J. McDaniel, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **AH Shew Wong,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 258 and the Northerly 15 feet of Lot No. 257 on the Map of Oakwood Park, of record in Book 421, page 12, Registers Office for said County.

Said Lot No. 258 and the Northerly 15 feet of Lot No. 257 front together 45 feet on the Easterly side of North Seventh Street, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Audrey J. McDaniel, an unmarried person, by Warranty deed from Sallie B. Alexander, Conservator for John T. Alexander and Sallie B. Alexander, individually, of record in Book 7608, page 904, Register's Office for Davidson County, Tennessee, dated July 25, 1988 and recorded on July 25, 1988. By order filed October 10, 2019 in the Circuit Court of Davidson County, Tennessee (Probate Division), docket no. 19P415, Greater Nashville Regional Council PGPE was issued Letters of Conservatorship, and by order filed July 31, 2020 in said Court an Order was entered approving the contract for sale of the subject real property.

Being also known as 1217 North 7th Street, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of August, 2020.

Greater Nashville Regional Council, Public Guardianship Program for the Elderly

By: Audrey McDaniel by Kim Hale, agent, GNRC PGPE conservator
Kim Hale, Agent

State of Tennessee
County of Davidson

Before me, Steven P. Disser of the state and county mentioned, personally appeared Kim Hale with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Agent of Greater Nashville Regional Council, Public Guardianship Program for the Elderly, Conservator for Audrey J. McDaniel, the within named bargainor, a Guardianship, and that as such Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Guardianship as Agent and Conservator for Audrey J. McDaniel.

Witness my hand, at office, this 18th day of August, 2020.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary's Signature
My commission expires: 3/8/21

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this
18th day of August, 2020.

Notary Public
My commission expires: 3/8/21

File No. 2020-949



202008280097984

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON