WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE TENN. Exp. 11/24/07 DAVIDSON COUNTY

RETURN TO: Box 101A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia B. Baker	Julia B. Baker	Map 147-03-A
(NAME) 2218 Chickering Lane	(NAME) 2218 Chickering Lane	Parcel 32
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Nashville, TN 37215	
(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, WE, **MEI LI DAI AND HUSBAND, YAN Z. WANG,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIA B. BAKER AND HUSBAND, GORDON W. BAKER,** HEREINAFTER CALLED THE GRANTEES, 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 Unit B16 of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, as established by Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominiums of record in Book 5200, page 571, said Register's Office, for a more complete description of said unit.

Being part of the same property conveyed to Mei Li Dai and Yan Z. Wang by deed recorded April 3, 2003 from Lowe & Baron Attorneys, P.C., Substitute Trustee, of record in Instrument #20030403-0044051, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 571, said Register's Office; (c) Master Deed and Bylaws of record in Book 6104, page 725, said Register's Office; and (d) easement of record in Book 4419, page 333, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 441 Harding Place, Unit B16, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 10/04/04 11:05 2pgs
Fees:13.00 Taxes:77.70

20041004-0119108

Witness our hands this 30th day of September, 2004.

Mei Li Dai

Yan Z. Wang

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mei Li Dai and Yan Z. Wang , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2004.

Commission expires:

JEREMY GOURLEY NOTARY PUBLIC RUTHERFORD COUNTY TN My Comm. Expires January 08, 2008

Notary Public