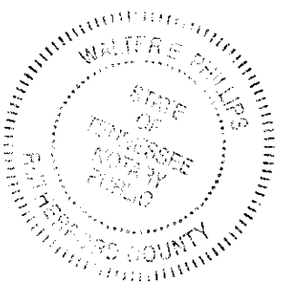
File No. 250402057

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,888.00

Liyin Chen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2005.

Walter E. Phillips
Notary Public

MY COMMISSION EXPIRES: 5/23/06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/10/05 10:43 2 pgs
Fees:13.00 Taxes:613.79
20050610-0066640

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Liyin Chen | SAME | MAP 164 |
| (NAME) 5733 Cedar Ash Crossing | (NAME) | GROUP 09-0 |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) | PARCEL 4.00 |
| (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, **Dennis Paul Schnurbusch II, and Wife, Barbara G. Schnurbusch**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Liyin Chen and ~~Wife~~ *Meng H. Wang**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*Husband WEP

BEING Lot No. 275, as shown by plat of record in Plat Book 7900, Page 937, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dennis Paul Schnurbusch, II and wife, Barbara G. Schnurbusch by deed from Jeffrey E. Irwin and wife, Wendi L. Irwin dated 6/28/99 and filed of record on 7/2/99 in Deed Book 11555, page 537, Register's Office for said County.

Restrictive Covenants of record in Deed Book 9651, Page 900; Book 9980, page 482; Book 10301, page 180; Book 10640, page 941; Book 10353, page 575; Book 10717, page 97; Book 11455, page 769; Instrument No. 20001018-0103441; and Instrument No. 20010418-0038191, Register's Office of said County.

By-Laws of record in Deed Book 9651, Page 925, Register's Office of said County.

HOA Charter of record in Deed Book 9651, Page 895, Register's Office of said County.

Easement as shown of record in Deed Book 1224, Page 257, Register's Office for said County.

Subject to all matters as set forth per Plat Book 7900, Page 937, Register's Office of said County.

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 ☒ property, known as 5733 Cedar Ash Crossing, Antioch, TN 37013
(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), THEIR heirs and 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), 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/our hand(s) this 26th day of May, 2005.

Dennis Paul Schnurbusch II

Barbara G. Schnurbusch

STATE OF TENNESSEE

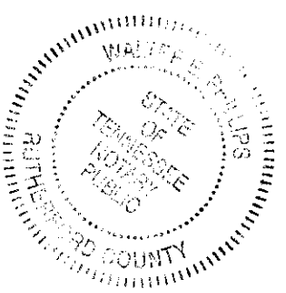
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dennis Paul Schnurbusch, II and wife, Barbara G. Schnurbusch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 26th day of May, 2005.

My Commission Expires: 5/23/06

Notary Public




**File Number: 250402057**

**RETURN TO:**
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129