Davidson County DEEDWARR
Recvd: 08/11/06 11:26 2 pgs
Fees:12.00 Taxes:0.00

20060811-0099169

WARRANTY DEED

ET-06-0436

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 04-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wangneng Andy Yang	NEW OWNER	
6162, 6124, and 6128 S. Mt. Juliet Road	(NAME)	120-1.02
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARILEE M. WHITT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WANGNENG ANDY YANG AND WIFE, JUE JUDY YANG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in WILSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF CORYNN MEADOWS, OF RECORD IN PLAT BOOK 6250, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.TRACT II AND TRACT III LAND IN DAVIDSON COUNTY AND WILSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE UNRECORDED SURVEY OF THE ODELL BINKLEY, JR., PROPERTY BY JOHN D. MCCORMICK, DATED OCTOBER 25, 1980, AS REVISED NOVEMBER 15, 1980, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF S. MT. JULIET ROAD BEING THE NORTHWEST CORNER OF THE BIZZELL PROPERTY; THENCE N 4 DEG. 44' E. 50 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF SAID ROAD; THENCE S. 89 DEG. 29' E 1664.0 FEET TO AN IRON PIN; THENCE N 4 DEG. 44' E. 618.3 FEET TO AN IRON PIN; THENCE S. 84 DEG 49" E. 1270.0 FEET TO AN IRON PIN AT THE BOUNDARY OF THE ROSS PROPERTY; THENCE S 5 DEG. 21' W 660.84 FEET TO AN IRON PIN IN THE MARGIN OF THE BIZZELL PROPERTY; THENCE N 84 DEG 29' W 2925.69 FEET ALONG THE NORTHERN BOUNDARY OF THE BIZZELL PROPERTY TO THE POINT OF BEGINNING CONTAINING 21.1 ACRES MORE OR LESS. TRACTS I, II AND III ARE DESCRIBED ON THE BOUNDARY SURVEY OF THE RESUBDIVISION OF WHITT PROPERTY, PARCEL 1.02 AND 1.04, TAX MAP 120, WILSON COUNTY, TENNESSEE AND PARCEL 126 AND 131, TAX MAP 138, DAVIDSON COUNTY, TENNESSEE, OF RECORD IN PLAT BOOK 24, PAGE 357, REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO VERNON DEAN WHITT, MARRIED BY WARRANTY DEED FROM CARL S. DHORITY AND WIFE, GLORIA J. DHORITY RECORDED MARCH 8, 1995 IN BOOK 9613, PAGE 369, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (AS TO TRACT I) AND BEING THE SAME PROPERTY CONVEYED TO VERNON D. WHITT AND WIFE, MARILEE WHITT BY WARRANTY DEED FROM THIRD NATIONAL BANK OF NASHVILLE RECORDED JULY 28, 1981 IN BOOK 5775, PAGE 614, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND RECORDED AUGUST 7, 1981 IN BOOK 383, PAGE 228, REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE.

Vernon Dean Whitt having predeceased Marilee M. Whitt.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Whitt Property, as recorded in Plat Book Book 24, Page(s) Page

357 (Wilson County) and as shown on the plat of Corynn Meadows Subdivision of record in Plat Book 6250, Page 64 (Davidson County).

Overhead Line Easement recorded in Book 8063, Page 681 (Davidson) and Book 418, Page 616 (Wilson)

Application for Greenbelt Assessment recorded in Book 848, Page 237. (Wilson)

This conveyance is subject to any and all existing restrictions and easements of record if any.

unimproved ( )

This is improved (X) property, known as 6162, 6124, and 6128 S. Mt. Juliet Road, Hermitage, Tennessee 37076

(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 24th day of July, 2006.

Marilee M. Whitt

STATE OF Tennessee

COUNTY OF Wilson

On this the 24th day of July, 2006, before me personally appeared Marilee M. Whitt, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of July, 2006.

Notary Public

My Commission Expires: 09-16-07

(SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

BK/PG:1195/2029-2030

06306236

2 PGS : AL - DEED	
DARLA BATCH: 92336	
08/01/2006 - 08:45 AM	
VALUE	640000.00
MORTGAGE TAX	0.00
TRANSFER TAX	2368.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2381.00

STATE of TENNESSEE, WILSON COUNTY

JOHN B SPICKARD

REGISTER OF DEEDS

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520