File No. 260800440

WARRANTY DEED

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/05/06 10:48 2 pg
Fees:13.00 Taxes:2960.00
20060905-0109060

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dutan Jiang	Dutan Jiang	Map 075-09-0 Parcel 259.00
(NAME) 4821 Old Hickory Boulevard	(NAME) 4821 Old Hickory Boulevard	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, , The Hermitage Corner, LLC a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dutan Jiang and wife, Aixin X. Yang, 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:

Land in the 14th Councilmanic District of Davidson County, Tennessee, being part of the property conveyed in Deed Book 9848, page 46, Register's Office for Davidson county, Tennessee and more particularly described as follows:

Beginning in the westerly right-of-way of Old Hickory Boulevard (State Route 45) at a point located approximately 189 feet, more or less, North of the intersection of said Old Hickory Boulevard and Lebanon Road; Thence, with said Old Hickory Boulevard, along a curve to the left having a radius of 421.33 feet, a distance of 6.66 feet to a concrete highway monument; thence South 16 degrees, 10 minutes, 11 seconds East 96.93 feet; Thence, along a curve to the right, having a radius of 190 feet, a distance of 85.35 feet to the intersection of Old Hickory Boulevard and Lebanon Road; Thence, with said Lebanon Road, along a curve to the right having a radius of 3,881.72 feet, a distance of 103.55 feet to a concrete monument; Thence, leaving Lebanon Road North 66 degrees, 55 minutes, 58 seconds West 150 feet to an iron pin; Thence North 5 degrees 56 minutes 43 seconds East, 184.02 feet to an iron pin; Thence, North 73 degrees 54 minutes East, 134.14 feet to the point of beginning and containing 0.86 acre, more or less, as shown by survey made by John Kohl & Company, dated August 8, 2005.

Being the same property conveyed to The Hermitage Corner, LLC, a Tennessee limited liability company by General Warranty Deed dated December 16, 2005 of record in Instrument No. 20051220-0152538, Register's Office for Davidson County, Tennessee.

This property is subject to: 2006 property taxes and every year thereafter; Deed to the State of Tennessee for a Right-of-Way and Temporary Construction Easement of Record in Book 5131, page 455, Register's Office for Davidson County, Tennessee.

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 4821 Old Hickory Boulevard, Hermitage, TN 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 hand this 28th day of August, 2006.

The Hermitage Corner, LLC

By: Elie Semaan 8-28-06
Elie Semaan, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Elie Semaan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of The Hermitage Corner, LLC, a limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said Chief Manager.

Witness my hand at office this 28th day of August, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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RETURN TO:
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