WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salyka M. Sengsayadeth	Same	172-10A-017.00CO
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 06/09/08 15:18 2 pgs Fees:13.00 Taxes:1356.05
5632 Cedar Rock Drive		
(ADDRESS)	(ADDRESS)	20080609-0059346
Nashville, TN 37211		
(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,

Bin Zhou and wife, Bingruo Wu,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Salyka M. Sengsayadeth and husband, Ehab Kasasbeh,

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 Lot No. 17 on the Final Plat of Brentwood Cove, Revision 3, of record in Instrument No. 200102010009801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Bin Zhou and wife, Bingruo Wu by Deed from Southeastern Building Corporation, a Tennessee corporation dated September 10, 2002, of record in Instrument Number 20020916-0111965, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5632 Cedar Rock Drive, 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.

Witness our hands this 4th day of June, 2008.

Bin Zhou

Bingruo Wu

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 4th day of June, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Bin Zhou and wife, Bingruo Wu, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 4th day of June, 2008.

Commission expires: 1-20-2009

Lauren M Rickels

Notary Public

