WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100051303 DEEDWARR
Recvd: 08/18/10 11:00 2 pgs
Fees:13.00 Taxes:1783.40
20100818-0065294

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/20/14 Davidson County

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrian Silitonga	Just Mortgage, Inc.	06405009400
(NAME)	(NAME)	
1413 Station Four Lane	9680 Haven Avenue Suite 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Rancho Cucamonga, CA 91730	
(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, Clarence Nero and Kedrah Nero FKA Kedrah Key, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrian Silitonga and Hui Yang, husband and wife, 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:

Being Lot No. 100 on The Plan of Cleveland Hall Subdivision, Phase One, as of record in Plat Book 11700, Page 51, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clarence Nero and Kedrah Key, by Warranty Deed dated February 21, 2005 from Tim R. Harris and wife Martee J. Harris of record in Instrument No. 20050223-0019587, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1413 Station Four Lane, Old Hickory, TN 37138

(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 16th day of August, 2010.

Clarence Nero

Kedrah Nero FKA Kedrah Key

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 Clarence Nero and Kedrah Nero, 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 Franklin, Tennessee this 16th day of August, 2010.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County