BILL GARRETT, Davidson County
Trans:T20110065249 DEEDWARR
Recvd: 10/19/11 09:12 2 pgs
Fees:13.00 Taxes:910.20
20111019-0081195

WARRANTY DEED

Record & Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of October, 2011

Notary Public

MY COMMISSION EXPIRES: 6.30.14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Baofeng Wang and Dan Wu	SAME	155070B02200 CO
(NAME) 6731 Cold Stream Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZI	(CITY) (STATE) (ZI	

For and in 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, I/WE, **Thomas H. Smith and Tami L. Smith**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Baofeng Wang and Dan Wu**, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat of Poplar Creek Estates, Phase V, Section B-1 (The Highlands of Allens Green), of record in Plat Book 9700, page 716, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description..

Being the same property conveyed to Thomas H. Smith and wife, Tami L. Smith, by Warranty Deed from The Jones Company of Tennessee, LLC, dated April 19, 2004 and filed of record on May 7, 2004 in Instrument Number 20040507-0052539, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6731 Cold Stream Drive, Nashville, TN 37221

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, has 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 7th day of **October, 2011**

Thomas H Smith by Kelly Callaghan as Attorney in fact

Thomas H. Smith

Tami L. Smith by Kelly Callaghan as attorney in fact

Tami L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of October, 2011, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Thomas H. Smith, and who acknowledged that she executed the same as the free act and deed of the said Thomas H. Smith, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20111019008119 4, said Register's Office.

Witness my hand and official seal this 7th day of October, 2011.

Lisa Sheppard
NOTARY

My Commission Expires: 6.30.14

Lisa M. Sheppard Notary Public State of Tennessee Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of October, 2011, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Tami L. Smith, and who acknowledged that she executed the same as the free act and deed of the said Tami L. Smith, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20111019008119 4, said Register's Office.

Witness my hand and official seal this 7th day of October, 2011.

Lisa Sheppard
NOTARY

My Commission Expires: 6.30.14

Lisa M. Sheppard Notary Public State of Tennessee Rutherford County