| Davidson County | DEEDWARR |
|---|---|
| Recvd: 07/18/12 16:16 | 2 pgs |
| Fees:13.00 Taxes:170.20 | |
| **20120718-0063375** | |

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$46,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF July, 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-2015
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Chaohui Tang<br>4821 Barclay Square Drive<br>Antioch, TN 37013 | Same | Map 149 09 0<br>Parcel 174.00 |

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, we,

Eric Sox

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Chaohui Tang

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 71 ON THE PLAN OF BARCLAY SQUARE, SECTION 3, OF RECORD IN PLAT BOOK 4675, PAGE 154, REGISTER'S OFFICE FOR SAID COUNTY.
BEGINNING AT A MONUMENT ON THE SOUTHWEST CORNER OF SAID LOT BEING THE COMMON FRONT BOUNDARY OF LOTS 71 AND 72; THENCE NORTHEAST 81.64 FEET ALONG THE NORTHERLY MARGIN OF ANDREA COURT TO A MONUMENT; THENCE 39.27 FEET ALONG A CURVE TO A MONUMNET; THENCE NORTHWEST 75.85 FEET ALONG THE WESTERLY MARGIN OF BARCLAY SQUARE DRIVE TO A POINT; THENCE SOUTHWEST 90.49 FEET TO A POINT; THENCE SOUTHEAST 95.39 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Eric Sox, by deed from Rubin Lublin TN, PLLC f/k/a Rubin Lublin Suarez Serrano TN LLC Substitute Trustee, dated 06/19/2012, of record in Instrument No. 20120620-0053981 Register's Office for Davidson County, TN.

**This being investment property only, having never been the personal residence of the grantor at anytime.**

This conveyance is made subject to the following:
1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 4821 Barclay Square Drive Antioch, TN 37013
(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 my hand(s) this 18th day of July, 2012.

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2012.

NOTARY PUBLIC

My Commission Expires: 3-3-15

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 7-18-12

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027