WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120053273 DEEDWARR
Recvd: 07/19/12 13:40 2 pgs
Fees:13.00 Taxes:407.00
20120719-0063591

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hai-Yuan E. Shiue and Wei-Found P. Shiue	Hai-Yuan E. Shiue and Wei-Found P. Shiue	161-09-0-091.00
(NAME)	(NAME)	
5738 Brentwood Meadows Circle	5738 Brentwood Meadows Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, Kevin D. Harkins and Mindy A. Harkins, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hai-Yuan Shiue and Wei-Found P. Shiue, 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. 44A on the Plan of Zone Lot Division of Lot 44 Brentwood Meadows, Section Two, as of record in Plat Book 6250, page 662, amended in Book 5200, page 782, Register's Office for Davidson County, Tennessee, which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kevin D. Harkins and Mindy A. Harkins, husband and wife, by deed of record in Instrument Number 20091103-0101190, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Brentwood Meadows of record in Plat Book 6250, page 662, amended in Book 5200, page 782, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6291, Page 292, Book 6771, Page 442, Book 6250, Page 662, Register's Office for Davidson County, Tennessee. Easement of record in Book 1163, page 96 and Book 2448, page 622, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5738 Brentwood Meadows Circle, Brentwood, TN 37027

(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 July, 2012.

Kevin D. Harkins

Mindy A. Harkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Harkins and Mindy A. Harkins, 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 July, 2012.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013