BILL GARRETT, Davidson County
Trans:T20120091954 DEEDWARR
Recvd: 12/03/12 11:22 3 pgs
Fees:18.00 Taxes:314.50
20121203-0110737

This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Jin Siang Chew
508 Scotts Creek Trail
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
NONE

MAP & PARCEL
075120A18800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Coty Stepp and Michelle Stepp,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jin Siang Chew**, Unmarried, hereinafter called the GRANTEE, his 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. 16 on the Plan of Greer Meadows at Cedar Creek, Section III, Phase II, a Planned Unit Development, as shown by plat of record in Instrument No. 20031120-0169483, Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Coty Stepp, married, by deed dated from Veronia Padilla Acuna, a married person and husband, Alex Acuna and Martha Leticia Acosta and Jose Luis Acosta, wife and husband of record in Instrument No. 20070305-0026619, Register's Office for Davidson County, Tennessee. Coty Stepp and Michelle Stepp have since divorced, but Michelle Stepp, joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the above referenced property, now or hereafter.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **508 Scotts Creek Trail, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 this the **29th** day of **November, 2012.**

Coty Stepp

Michelle Stepp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Coty Stepp and wife, Michelle Stepp**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of November, 2012.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/30/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

Lynda K. Towe
AFFIANT

Subscribed and sworn to before me on this 29th day of November, 2012.

NOTARY PUBLIC

My Commission Expires: 3-30-15