NEW OWNER:

Jared R. Nunes
2761 Rosedale Place
Nashville, TN 37211

SEND TAX BILLS TO:
OWNER

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0919

Map 0118
Group 03-0
Parcel 130.00

BILL GARRETT, Davidson County
Trans:T20130006872 DEEDWARR
Recvd: 01/24/13 15:26 3 pgs
Fees:18.00 Taxes:747.40
20130124-0008033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred and Two Thousand and 00/100 Dollars ($202,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **YONG C. YANG AND JIE DONG** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JARED R. NUNES, a single man** ("Grantee"), it's successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Rosedale Place Phase Two, of record in Book 11190, Page 18, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Yong C. Yang and Jie Dong, by Quitclaim Deed dated July 31, 2003 and of record in Instrument # 20031203-0173604, Register's Office for Davidson County, Tennessee. Further reference Instrument # 20020604-0067315 and Instrument # 20020520-0061630.

This is IMPROVED property known as 2761 Rosedale Place, Berry Hill, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, it's heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor has lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18th day of January, 2013.

YONG C. YANG

JIE DONG

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, YONG C. YANG AND JIE DONG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 18th day of January, 2013.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$202,000.00.**

AFFIANT

Sworn to and subscribed to before me this 18th day of January, 2018.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY