WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,700.00

Yingjun Yan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/19/2015
(AFFIX SEAL)

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yingjun Yan	Yingjun Yan	Map & Parcel #114-08-0-C-017.00 CO
(NAME) 7277 Charlotte Pike	(NAME) 7277 Charlotte Pike #127 Pike	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(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, Casey Ann Guimbellot Pash, married, fka Casey Ann Guimbellot,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yingjun Yan and husband, Ming Xian, 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, and being all Lot 17, Final Plat, West Park, Phase 1, according to survey and plat of same appearing of record in Plat Instrument #200406240075135, and Boundary Plat of record in Instrument #200406240075136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Casey Ann Guimbellot, by deed from Lindsay M. Crampton and husband, Matthew M. Crampton, as shown of record in Instrument # 20090721-0068083 Register's Office for Rutherford County, Tennessee.

This conveyance is subject to restrictive covenants of record in Instrument #200403040024541; Instrument #200412210151636; Instrument #200502220018812; and Instrument #200602020013378; Register's Office for Davidson County, Tennessee. This conveyance is also subject to easements and rights of way of record in Book 6301, page 684; Book 4558, page 802; Book 787, page 3; Book 1489, page 316; Book 3069, page 491; Book 3251, page 591; and Instrument #200305300073233; Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☒ property, known as 7277 Charlotte Pike #127 Pike, Nashville, TN 37209

(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.

BILL GARRETT, Davidson County
Trans:T20130031419 DEEDWARR
Recvd: 04/17/13 09:18 2 pgs
Fees:13.00 Taxes:579.79
20130417-0038116

Witness my hand this 15th day of April, 2013.

Casey Ann Guimbellot Pash

Dennis Edward Pash

BY: _____
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Casey Ann Guimbellot Pash, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this the 15th day of April, 2013.

Commission expires: 1/19/2015

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Casey Ann Guimbellot Pash, with whom I am personally acquainted, on behalf of Dennis Edward Pash, and who acknowledged that she executed the same as the free act and deed of the said Dennis Edward Pash, and for the purposes therein contained by virtue of that certain Power of Attorney duly executed by the said Dennis Edward Pash, and appearing of record in Instrument #20130417-0038115 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee this 15th day of April, 2013.

Commission expires: 1/19/2015

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public