BILL GARRETT, Davidson County
Trans:T20130091295 DEEDWARR
Recvd: 10/24/13 10:35 2 pgs
Fees:13.00 Taxes:899.10
20131024-0110756

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52969
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sheila Altenbernd Tracy Liley 7461 River Bend Circle Nashville, TN 37221	SWBC Mortgage Corporation 9311 San Pedro Avenue, #100 San Antonio, TX 78216

TAX MAP-PARCEL NUMBERS: 141-12-0-C-047.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$243,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,, Lianhong Tang and wife, Ying Jin, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Sheila Altenbernd and Tracy Liley, both unmarried, as tenants in common with right of survivorship, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of River Bend, of record in Book 6900, Pages 504 and 505, amended by Surveyor's Certificate of Correction in Book 7465, Page 833, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lianhong Tang and Ying Jin by deed from Jonathan R. Hall and wife, Rebecca R. Hall, dated July 22, 2003, recorded August 22, 2003 in Instrument No. 20030822-0121944, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Pages 504 and 505, amended by Surveyor's Certificate of Correction in Book 7465, Page 833, said Register's Office, which Plan shows a 20 foot minimum building setback line from River Bend Circle, together with a designated building site, and a 20 foot easement for public utility and drainage purposes along the front and rear lines of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7112, page 481, Book 7308, page 805, Book 7308, page 808, Book 7336, page 45, Book 7549, page 893 and By-laws of record in Book 7347, page 643, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7461 River Bend Circle, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of October, 2013.

Lianhong Tang

Ying Jin

State of TENNESSEE

County of DAVIDSON

On this 15th day of October, 2013 , before me the undersigned authority, personally appeared Lianhong Tang Ying Jin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $243,000.00

Affiant

Sworn and subscribed before me this the 15th day of October, 2013

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY