(1)

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20130106936 DEEDWARR
Recvd: 12/26/13 11:21 2 pgs
Fees:13.00 Taxes:851.00

20131226-0129842

WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/30/17

(AFFIX SEAL)

DK HEAD

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John A. Tomasso	Reliant Bank	098130C02300CO
(NAME)	(NAME)	
5859 Seven Points Trace	1736 Carothers Parkway, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Shuyee Yang, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John A. Tomasso and wife, Pearl S. Tomasso, 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 140, PHASE ONE, THE MEADOWS OF SEVEN POINTS, as shown on plat of record in Plat Book 11700, Pages 18-20, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shuyee Yang, unmarried, by Warranty Deed from Frank Batson Homes, Inc., recorded on the 1st day of May, 2001 in Instrument No. 20010501-0043969, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 5859 Seven Points Trace, Hermitage, TN 37076
(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 my hand this 13th day of December, 2013.

Shuyee Yang

STATE OF Taiwan
City of Taipei
American Institute in
Taiwan, Taipei Office } SS

COUNTY OF 17 DEC 2013

On this ~~13th~~ day of December, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shuyee Yang**, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

02 AUG 2014

Notary Public,
Chunnong Saeger
Special Notary (PL96-8)

AMERICAN INSTITUTE IN TAIWAN 美國在台協會 AIT Special Notary (PL96-8 SEC.7) TAIPEI