WARRANTY DEED

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2014.

Caitlin E Smith
Notary Public

MY COMMISSION EXPIRES: 12-27-15

(AFFIX SEAL)

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
Thomas Haehn	Thomas Haehn	07210010700
(NAME)	(NAME)	BILL GARRETT, Davidson County
3631 Brush Hill Road	3631 Brush Hill Road	Trans:T20140001247 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 01/07/14 11:01 2 pgs
Nashville, TN 37216	Nashville, TN 37216	Fees:13.00 Taxes:580.90
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140107-0001611

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, WE, Xin Hong Ma, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas Haehn, unmarried, 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 7, MAP OF THE ESKRIDGE SUBDIVISION OF PART OF THE W.P. FRANKLIN PROPERTY, as shown on plat of record in Plat Book 547, Page 52, 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 Xin Hong Ma, unmarried by Warranty Deed from Chun-Chu Hsueh, a widow, recorded on the 17th day of September, 2012 in Instrument No. 20120917-0084504, 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 2623 Gallatin Pike, Nashville, TN 37216
(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 6th day of January, 2014.

Xin hong MA

Xin Hong Ma

STATE OF TENNESSEE

COUNTY OF

On this 6th day of January, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Xin Hong Ma**, 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:
1-27-15

Notary Public,

