WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140013140 DEEDWARR
Recvd: 02/25/14 13:22 2 pgs
Fees:13.00 Taxes:166.50
20140225-0016124

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 7.30.17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xiao Qing Lu	Xiao Qing Lu	050-03-0-028.00
(NAME)	(NAME)	
1360 Bellshire Terrace Drive	1360 Bellshire Terrace Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, I, Paulette I. Sawyers, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Xiao Quing Lu, 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 No. 25 on the plan of Bellshire Terrace, Section One, Phase Two, as shown on plat of record in Book 6250, Pages 179 and 180, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Paulette I. Sawyers, an unmarried woman, by Warranty Deed from Trustee, Inc., Trustee of the Kenneth Wendell Key and Catherine Key Family Trust, dated 11/10/06 and recorded 11/17/06 in Instrument No. 20061117-0142772, Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of Bellshire Terrace, Section One, Phase Two of record in Book 6250, Pages 179 and 180, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 6479, Page 764, in the Register's Office for Davidson County, Tennessee

All existing easements and all other matters shown on plat of record in Book 6250, Pages 179 and 180, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1360 Bellshire Terrace Drive, Nashville, TN 37207

(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 21st day of February, 2014.

Paulette I. Sawyers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paulette I. Sawyers, 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 Franklin, Tennessee this 21st day of February, 2014.

Commission expires: 7-30-17

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017