BILL GARRETT, Davidson County
Trans:T20140032726 DEEDWARR
Recvd: 05/12/14 12:48 2 pgs
Fees:13.00 Taxes:277.50
20140512-0040440

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1105**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/30/2014**, by and between **Jing Guang Zheng, and Ying Zheng,** parties of the first part, and **Marina S. Rucker,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot Number 314 on the Plan of Edge-O-Lakes Estates, Section 7, as of Record in Book 3700, Page 79, Register's Office for Davidson County, Tennessee. Said Lot Number 314 fronts 80.0 feet on the Southerly side of Sailboat Drive and runs back between lines 150.0 feet on the Easterly side and 110 feet on the Westerly side to a broken line in the rear on which it measures 100 feet. Also known as: 276 Sailboat Drive, Nashville, Tennessee 37217

Being the same property conveyed to Jing Guang Zheng and Ying Zheng, by deed from The Secretary of Veterans Affairs, an Officer of the United States of America, dated October 10, 2003, in Instrument No. 20031022-0155766, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing and Easements and Restrictions of record.

Parcel ID # **149 04 0 128.00**

☒ Improved **276 Sailboat Drive, Nashville, TN 37214**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jing Guang Zheng

Ying Zheng

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jing Guang Zheng and Ying Zheng** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of April, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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Owner's Name: **Marina S. Rucker**

and Address: **276 Sailboat Drive, Nashville, TN 37214**

Mail tax bills to: MARINA S. RUCKER
PO BOX 532
Brentwood, TN 37024

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$75,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 30th day of April, 2014..

Notary Public

My Commission Expires: 12.15.15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY