Davidson County DEEDWARR
Recvd: 06/09/14 13:29 3 pgs
Fees:18.00 Taxes:1295.00
20140609-0049954

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (KHW)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2014.

(Affix Seal) Notary Public

My Commission Expires: 11/15/2015

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

26576

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
TBC I LLC	TBC I LLC	Map/Parcel
800 County Road I W	800 County Road I W	104 16 0 067.00
Shoreview, MN 55126-1317	Shoreview, MN 55126-1317	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, WEI WEI DONG, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto TBC I LLC, at Tennessee limited liability company, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 131 on the revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee, described as follows:

Being on the southerly margin of Blair Boulevard at the northeast corner of Lot No. 130 on said plan; thence with the line between said Lots Nos. 130 and 131, southwardly 170 feet to an alley, being the southerly corner of said Lot No. 130; thence with the northerly margin of said alley, eastwardly 65 feet to a point 28 feet westwardly from the southwest corner of Lot No. 132 on said plan; thence northwardly parallel to the west line of said Lot No. 132, 125.15 feet to an iron pin; thence northwestwardly 45 feet to the southerly margin of said Boulevard; thence with the same westwardly 60 feet to the beginning.

Being the same property conveyed to Robert Lee Clark and wife, Weiwei Dong Clark by Warranty Deed dated April 18, 1996 from Charles R. Kare, a single person, of record in Book 10021, page 150, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 20100312-0019027, Register's Office for Davidson County, Tennessee, Robert Lee Clark, an unmarried man, conveyed all of his right, title, and interest in subject property to Weiwei Dong Clark, an unmarried woman. By Quitclaim Deed of record in Instrument No. 20130813-0084652, Register's Office for Davidson County, Tennessee, Wei Wei Dong Clark, conveyed all of her right, title, and interest in subject property to Wei Wei Dong.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 104 16 0 067.00

b. All matters appearing on the Plan of George W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, page 117, Register's Office for Davidson County, Tennessee.

c. Any and all existing easements, whether recorded or unrecorded, that may affect the subject property, and any discrepancies, conflicts, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and/or an accurate survey of the premises.

This is IMPROVED property known as 1813 Blair Blvd., Nashville, Tennessee 37212

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 this 6 day of June, 2014:

Wei Wei Dong

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Wei Wei Dong, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of June, 2014.

Notary Public

My commission expires: 5/30/2017

CARMEN J MENDEZ
MY COMMISSION #FF022694
EXPIRES May 30, 2017
(407) 398-0153 FloridaNotaryService.com

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, (name of person making certification) Brenda Franks Hale who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 11-15-2015.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).