THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Clyde Poag Donna J. Poag 7279 Sugarloaf Drive Nashville, TN 37211	Fifth Third Mortgage Co. 5001 Kingsley Drive MD: 1MOCBQ Cincinnati, OH 45227	181-1-B-53.00

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $ ~~281,405.00~~ # 272,900

Affiant

Subscribed and sworn to before me, this the 24TH day of June, 2014

Notary Public

My Commission Expires: 10-18-16
(Affix Seal)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

BILL GARRETT, Davidson County
Trans:T20140047164 DEEDWARR
Recvd: 07/02/14 10:50 3 pgs
Fees:18.00 Taxes:1009.73
20140702-0058172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Lei Dong and spouse, Jun Wang, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Clyde Poag and Donna J. Poag, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Section Two, Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lei Dong and spouse, Jun Wang by Warranty Deed from Eileen Goss and husband, Arthur Goss, dated December 19, 2013, recorded December 26, 2013, of record in Instrument No. 20131226-0129939, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Eileen Goss and husband, Arthur Goss by Warranty Deed dated August 30, 2005, recorded September 8, 2005, of record in Instrument No. 20050908-0108044, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **7279 Sugarloaf Drive, Nashville, TN 37211**

This conveyance is made subject to (1) Property 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 the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Lei Dong, by J. David Wicker pursuant to a Power of Attorney executed by Jun Wang on May 22, 2014, of record in Instrument No. 20140702-0058171, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of Jun Wang, by J. David Wicker pursuant to a Power of Attorney executed by Jun Wang on May 22, 2014, of record in Instrument No. 20140702-0058170, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **19th** day of **May, 2014.**

GRANTOR(S)

Lei Dong by J. David Wicker, Attorney-in-Fact

Jun Wang by J. David Wicker, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Lei Dong and Jun Wang,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **19th** day of **May, 2014.**

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2015

Return to:
Realty Title & Escrow Co Inc
206 A Cool Springs Blvd #106
Franklin, TN 37067

EXHIBIT "A"
To
Warranty Deed

FROM: Lei Dong and spouse, Jun Wang

TO: Clyde Poag and Donna Poag, husband and wife

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J. David Wicker, Affiant

Sworn to and subscribed before me this 19th day of May, 2014.

Notary Public

JESSICA LISCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

My Commission Expires: _____