WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055664 DEEDWARR
Recvd: 07/31/14 13:21 2 pgs
Fees:13.00 Taxes:525.40
20140731-0068415

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-17

(AFFIX SEAL)

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Lauren Gittus	Peoples Home Equity	142-02-0-038.00
(NAME)	(NAME)	
7420 Stacy Dr.	5205 Maryland Way Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Zhongjia Tan and Luojia Tang, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lauren Gittus and Andrew Gittus, wife and husband, 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(s) 54, as shown on the map entitled Cross Timbers Subdivision, Section II, of record in Plat Book 3700, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Zhongjia Tan and Luojia Tang, husband and wife, by deed from Francis Neil Hutchison, III and Vicki L. Miller, both unmarried, of record in Book 10751, page 446, dated December 30, 1997, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 7420 Stacy Dr., Nashville, TN 37221
(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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness our hands this 15th day of July, 2014.

Zhongjia Tan 7-15-14 Luojia Tang 7-15-14

Zhongjia Tan Luojia Tang

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of July, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Zhongjia Tan and Luojia Tang**, 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 they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-21-14

Notary Public,

