WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140072311 DEEDWARR
Recvd: 09/26/14 10:26 2 pgs
Fees:13.00 Taxes:358.90
20140926-0088778

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

TONY THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2014

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-7-16

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Yifeng Han	~~NEW OWNER~~ Yifeng Han	Parcel ID:
406 Leisure Lane	4505 Hawthorn Dr.	162160C001400
Antioch, TN 37013	Nashville, TN 37214	

FOR AND IN 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, we

Edward Trdla, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Yifeng Han , unmarried

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:

BEING Lot No. 14, on the Plan of Second Revision of Section 2, Phase 1, Leisure Heights, of record in Plat Book 6900, Page 440, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Edward Trdla, an unmarried man, by deed from Terah J. Allen f/k/a Terah J. Kaiser and husband, Jason Allen, by deed of record in Instrument 20050317-0029406, said Register's Office, dated March 15, 2005.

This conveyance is subject to Restrictions and By-Laws of record in Book 6146, Page 241; Book 6150, Page 585; Book 6259, Page 862; Book 6396, Page 504; Book 7303, Page 232; Book 6146, Page 276, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 440, said Register's Office; (3) All matters on PUD Boundary Plat of record in Plat Book 5200, Page 609, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 406 Leisure Lane, Antioch, TN 37013

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 23rd day of September, 2014.

Edward Trdla

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Trdla, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 2014.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.