BOX #14

G#26524-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140077957 DEEDWARR
Recvd: 10/16/14 09:29 2 pgs
Fees:13.00 Taxes:1665.00
20141016-0095497

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2014.

Notary Public

My commission expires:
(AFFIX SEAL)

JASTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Xiaolu Wang	**"New Owner"**	**13106H03800CO**
445 Cumberland Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Ruth E. Hayes, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Xiaolu Wang, married

HEREINAFTER CALLED THE GRANTEE, HER 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 No. 39 on the Plan of Village of Cherry Glen, Phase 3, a Planned Unit Development, as of record in Book 9700, Page 451, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James Hayes, unmarried, by Warranty Deed dated September 29, 2004, from Jeffrey F. Livingston, married, of record in Instrument No. 20041005-0119553, Register's Office for Davidson County, Tennessee. And further conveyed to James Hayes, unmarried, and Ruth E. Hayes, unmarried, as joint tenants with rights of survivorship, by Quitclaim Deed dated November 10th, 2004, from James Hayes, unmarried, and Mitchell A. Watts, as Trustee, of record in Instrument No. 20041112-0136129, said Register's Office. The parties having since married. Said interest is now vested in Ruth E. Hayes as surviving joint tenant with right of survivorship, the said James Hayes (a/k/a James Kenneth Hayes) died October 4, 2011.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 9700, Page 451, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Villages of Cherry Glen, of record in Book 6517, Page 522, and as amended in Book 9882, Page 739, in Book 10318, Page 92, in Book 10594, Page 695, in Book 11186, Page 932, in Book 11323, Page 247, and in Instrument No. 200112060134252, Register's Office for Davidson County, Tennessee;

3) Subject to all matters shown on the Plan of Village of Cherry Glen of record in Book 9700, Page 451, Register's Office for Davidson County, Tennessee;

4) Bylaws of Village of Cherry Glen Association, Inc., of record in Instrument No. 200002040011736 and amended and restated in Instrument No. 200003240030195, said Register's Office;

5) Charter of Village of Cherry Glen Association, Inc., of record in Book 9983, Page 930, said Register's Office;

6) Subject to rights of others in and to the common areas and/or elements; and,

7) Taxes for the current year which have been prorated and were paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved property, known as: **445 Cumberland Place, Nashville, TN 37215**.

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 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/our hand(s) this **15th** day of **October, 2014.**

Ruth E. Hayes

Ruth E. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ruth E. Hayes, unmarried,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **October, 2014.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: