File No. 141116

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140081850 DEEDWARR
Recvd: 10/30/14 11:05 2 pgs
Fees:13.00 Taxes:410.70
20141030-0100165

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Qin Tian Wang
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: December 21, 2015
(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Qintian Wang	Qintian Wang	163-5-A-953.00
(NAME)	(NAME)	
5170 Hickory Hollow Parkway Unit 953	5170 Hickory Hollow Parkway Unit 953	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, J.D. Eatherly D/B/A Eatherly Properties, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Qintian Wang, a single man, 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 No. 953 on the Plan of Phase IV, Mill Park Commons, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et. Seq., as amended, Tennessee Code Annotated, as established by Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for Mill Park Homeowners Association, Inc., annexing Phase IV (Mill Park Commons), and additional property to be developed in the Future for Mill Park Townhomes, of record in Instrument No. 20051128-0143120, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Lot, as set forth in said Supplement to the Declaration of Covenants. Reference is hereby made to the plan of Phase IV, Mill Park Commons, as shown on Exhibit "B" to the Supplement to Declaration of Covenants of record in Instrument No. 20051128-0143120, said Register's Office, for a more complete identification and description of said Lot.

Being the same property conveyed to J.D. Eatherly d/b/a Eatherly Properties by Successor Trustee's Deed from Robert J. Notestine III, Successor Trustee, dated July 14, 2011, recorded February 28, 2012, of record in Instrument No. 20120228-0017077, Register's Office for Davidson County, Tennessee.

All matters appearing on the plan recorded as Exhibit to the Supplement to the Declaration of Covenants, Conditions and Restrictions, as of record in Instrument No. 20051128-0143120, Register's Office for Davidson County, Tennessee

All matters appearing on the boundary plan of record in Book 9700, page 538, Register's Office for Davidson County, Tennessee

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions, of record in Book 10719, page 425; as amended and supplemented in Book 11167, page 757; Instrument No. 20031117-0167241; Instrument No. 20050131-0011265; Instrument No. 20051128-0143120; and in Instrument No. 20110208-0011084, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 10719, page 419, Register's Office for Davidson County, Tennessee.

File No. 141116

Rules & Regulations of record in Instrument No. 20140717-0063137 and in Instrument No. 20140902-0079467, Register's Office for Davidson County, Tennessee.

Assignment of Declarant's Rights of record in Instrument No. 20051128-0143119, Register's Office for Davidson County, Tennessee.

Parking Restrictions of record in Instrument No. 20080304-0021743, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10506, page 278, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Parkway Unit 953, Antioch, TN 37013

(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.

Witness my hand this 28th day of October, 2014.

J.D. Eatherly D/B/A Eatherly Properties, a Proprietorship

By: _____
J.D. Eatherly, Proprietor

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared J.D. Eatherly, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a proprietor of Eatherly Properties, the within named bargainor, a Proprietorship and that he as such proprietor, executed the foregoing instrument for the purpose therein contained, by signing the name of the proprietorship by himself as proprietor.

Witness my hand and official seal this 28th day of October, 2014.

Commission expires: December 21, 2015

_____
Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER