WARRANTY DEED

File #14295

BILL GARRETT, Davidson County
Trans: T20150001058 DEEDWARR
Recvd: 01/06/15 11:57 2 pgs
Fees: 13.00 Taxes: 358.90

20150106-0001294

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ New York
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Cheng Jian Wang Shu Fang Wang
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: Jan 03 2016

(AFFIX SEAL)

YUBAO DAI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DA6253684
Qualified in Queens County
My Commission Expires January 03, 2016

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaha Aden	SAME	-107-13-0-108.00
(NAME)	(NAME)	
1207 Thompson Place	901 CORAL RD.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	NASHVILLE TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Cheng Jian Wang and wife, Shu Fang Wang,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaha Aden and Abdelghani Barre,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 277 on the Plan of First Addition, Miro Meadows of record in Plat Book 1424, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cheng Jian Wang, unmarried and Shu Fang Wang by Quitclaim deed from Cheng Jian Wang, unmarried of record in Instrument No. 20080718-0074114 Register's Office for Davidson County, Tennessee, dated July 16, 2008 and recorded on July 18, 2008.
(Value of consideration shown in aforementioned deed $0.00.)

Being also known as 1207 Thompson Place Nashville, TN 37217.

unimproved ☐
This is improved ☒ property, known as 1207 Thompson Place, Nashville, TN 37217

(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 23 day of December, 2014.

Cheng Jian Wang

Cheng Jian Wang

Shu Fang Wang

Shu Fang Wang

STATE OF New York

COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, CHENG JIAN WANG AND SHU FANG WANG, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that

he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of December, 2014.

My commission expires: Jan 03, 2016

Notary Public

YUBAO DAI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DA6253684
Qualified In Queens County
My Commission Expires January 03, 2016

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027