This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 02/18/15 08:02 2 pgs
Fees:13.00 Taxes:164.65
20150218-0013602

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of February, 2015, by and between Allison Y. Patton, unmarried, party of the first part, and Yutien Terry Wang, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the south part of the north part of Lot No. 400 on the Map of D. T. McGavock and Others' Addition, of record in Book 21,Page 41, Register's Office for said County, and described according to a survey thereof made December 29, 1947, by Watkins & Murray, Surveyors, as follows:

Beginning at a point in the easterly margin of 18th Avenue North 51 feet south of the margin of a 16-foot alley laying along the north line of Lot 400; thence easterly 59 feet to a point in the westerly margin of 16-foot alley which is 51 feet south of the south margin of said first mentioned alley; thence southerly along the margin of said alley, 49 feet to a point which is 234 feet north of the north margin of Wheeless Street; thence westerly 71 feet to the easterly margin of 18th Avenue North which is 246 feet north of the north margin of Wheeless Street; thence with the margin of 18th Avenue North, northerly 49 feet to the beginning.

Being all or part of the same property conveyed to Allison Y. Patton by virtue of that certain Quit Claim Deed dated October 7, 2013, at Instrument No. 20131007-0105221 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Allison Y. Patton

Allison Y. Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Allison Y. Patton , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of February, 2015.

Ashlee D. Page

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address:	Yutien Terry Wang 311 Grant Park Drive, Franklin, TN 37067
Tax Parcel No	08111016800
Property Address:	1710 Dr D.B. Todd Jr Blvd Nashville, TN 37208
MAIL TAX BILLS TO:	Owner at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $44,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of February, 2015.

Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-10-18.