File Box 248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150012461 DEEDWARR
Recvd: 02/20/15 09:20 2 pgs
Fees:13.00 Taxes:253.45

20150220-0014671

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sheng-Fa Liu	Sheng-Fa Liu	14903009300
(NAME)	(NAME)	
c/o Victory Realty, 4322 Harding Pike, Ste. 417	c/o Victory Realty, 4322 Harding Pike, Ste. 417	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William H. Smith and Maria N. Smith, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sheng-Fa Liu,** 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-A on the plan of Edge-O-Lake Villa, Lots 9 through 15, of record in Book 5200, page 664, as amended in Book 6900, page 376, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William H. Smith and Maria N. Smith, married, by deed from Jason Allen Hudson and wife, Mary Beth Davis Hudson dated 3/15/06, of record in Instrument No. 20060320-0031390, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 taxes prorated and assumed by the Grantee; all matters on the plans of record, any and all restrictive covenants, easements of record. Subject to the assessment of homeowners association fees, if any. Subject to parties in possession and any leases not of record.
This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 2424 Scott Valley Drive, 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/our hands this 17th day of February, 2015.

William H. Smith

Maria N. Smith

State of Tennessee
County of Williamson

Personally appeared before me William H. Smith and Maria N. Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of February, 2015.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

File No.: 2015-015