BILL GARRETT, Davidson County
Trans:T20150031710 DEEDWARR
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Fees:13.00 Taxes:573.50
20150427-0037469

File #15-0102

WARRANTY DEED

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00.

Affiant

Subscribed and sworn to before me on April 23, 2015.

NOTARY PUBLIC
My Commission Expires: 3-20-18

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Allen Hsiang Huang Catherine McIntyre Huang 212 Walnut Hill Drive Nashville, TN 37214	Ameris Bank 1800 Parkway Pl #820 Marietta GA 30067	084-15-0-055.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SHANNON CROOK BELL, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ALLEN HSIANG HUANG AND CATHERINE MCINTYRE HUANG, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Situate in Davidson County, Tennessee, and being designated Lot 40 on the Map of Donelson Meadows of record in Book 1835, page 35, Register's Office for Davidson County, Tennessee.

INCLUDED BUT EXCLUDED FROM THIS CONVEYANCE is the property described in Deed Book 4206, page 578 and described as:

Beginning at a point in the present westerly margin of Walnut Hill Drive at the corner of Lot Nos. 21 and 40 as shown on said Map; thence with the line between said lots, westerly 23.3 feet to a point on the new relocated westerly margin of Walnut Hill Drive; thence southeasterly 38.2 feet along a curve that has a 50.0 foot radius on the new relocated westerly margin of Walnut Hill Drive to a point; thence southwesterly 53.2 feet along a curve that has a 150.0 foot radius on the new relocated westerly margin of Walnut Hill Drive to a point on the lot line between Lot Nos. 39 and 40; thence easterly 1.7 feet with the line between Lot Nos. 39 and 40 to a point at the corner of said lots on the present westerly margin of Walnut Hill Drive; thence northerly 87 feet along the present westerly margin of Walnut Hill Drive to the point of beginning and containing 1400 square feet, more or less.

Being the same property conveyed to SHANNON CROOK BELL, UNMARRIED, by deed from THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8, of record in Instrument No. 20141117-0105968, dated November 17, 2014, said Register's Office. Daniel Lee Bell further conveyed to Shannon Crook Bell by Quitclaim Deed of record in Instrument No. 20150115-0004255, dated December 16, 2014, said Register's Office.

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

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of

record as may affect the premises.

This is "Improved" property known as 212 Walnut Hill Drive, Nashville, Tennessee, 37214.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 our hands on April 23, 2015.

Grantor:

Shannon Crook Bell

Shannon Crook Bell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **SHANNON CROOK BELL**, the within named bargainor, 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, at office, this 23rd day of April, 2015.

Notary Public

My commission expires: 6/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY