Davidson County	DEEDWARR
Recvd: 06/09/15 14:09	3 pgs
Fees:18.00 Taxes:1124.80	
20150609-0054222	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-10-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jiqing Sai and Bangchi Shi	United Premier Funding LLC	117 08 0 300.00
(NAME)	(NAME)	
3314 Belmont Boulevard	2645 N. Berkeley Lake Road F138-139	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Duluth, GA 30096	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Four Thousand And No/100 Dollars ($304,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jack Harris**,* hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jiqing Sai and Bangchi Shi**,** 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:

* unmarried
** Husband and wife

Land in Davidson County, Tennessee, being Lot No. 5-B on the Plan of Hawthorne Heights, Zone Lot Division of Lots 3 and 5, of record in Plat Book 5800, Page 394, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James H. Harris III by Quitclaim Deed from Music Circle Investments, a Partnership dated October 02, 1984 and recorded October 11, 1984 in Book 6401, Page 800, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Harris III by Quitclaim Deed from Patricia A. Harris dated February 26, 1986 and recorded March 03, 1986 in Book 6793, Page 614, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jack Harris by Warranty Deed from James H. Harris III dated March 25, 1998 and recorded March 26, 1998 in Book 10855, Page 432, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-151904

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3314 Belmont Boulevard, Nashville, TN 37215

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, has 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 ~~our~~ hands this 5th day of June, 2015.

Jack Harris by Elizabeth Harris Gormley,
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Jack Harristhe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2015.

Notary Public

My Commission Expires:

(SEAL) 9-14-18

File Number: GRN-151904

See next page for notary acknowledgment

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

On this 5TH day of June 2015, before me, the undersigned, personally appeared Elizabeth Harris Gormley, to me personally known or proved to me on the basis of satisfactory evidence to be the person described in, and who executed the foregoing instrument on behalf of Jack Harris, as his duly appointed attorney in fact, and who acknowledged that she executed the same as the free act and deed of the said Jack Harris. Witness my hand and official seal.

Notary Public

My Commission Expires: 09/10/2018

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018