Return to:
SOUTHERN LAND TITLE & ESCROW, INC.
P.O. BOX 217, NOLENSVILLE, TN 37135

BILL GARRETT, Davidson County
Trans:T20150046889 DEEDWARR
Recvd: 06/12/15 14:44 3 pgs
Fees:18.00 Taxes:617.90
20150612-0056030

#1217

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
HAO WU AND WIFE, JUN TAO	MLD MORTGAGE, INC	Map 182-06-0-A-
8813 CRESSENT GLEN CT	308 Vreeland Road	Parcel 283.00CO
ANTIOCH, TN 37013	Florham Park, NJ 07932	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **PHILLIP J. CARPENTER AND WIFE, HEIDI M. CARPENTER,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **HAO WU AND WIFE, JUN TAO,** (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 348, on the FINAL PLAT for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section One, as shown on the Plat appearing of record in Instrument No. 20060420-0045296, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phillip J. Carpenter and wife, Heidi M. Carpenter by warranty deed dated June 10th, 2009 from Mark J. Kwon of record in Instrument No. 20090706-0062573, said Register's Office.

This instrument is executed on behalf of Phillip J. Carpenter and wife, Heidi M. Carpenter by Savannah Carpenter, their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20150612-0056029 **said Register's Office.**

This conveyance is subject to the following:

1. **2015 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Restrictions of record in Instrument No. 20020116-0006750, said Register's Office.**
3. **Stormwater detention agreement of record in Instrument No. 20010306-0021333, said Register's Office.**
4. **Easement to United Telephone Company of record in Instrument No. 20020123-0009339, said Register's Office.**
5. **Charter to Homeowner's Association of record in Instrument No. 20020123-0009417, said Register's Office.**
6. **Any and all matters appearing of record in Plat Instrument No. 20060420-0045296, said Register's Office.**

This is improved property commonly known as **8813 Cressent Glen Court, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 167,000.00.

Affiant

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 29 day of May, 2015.

JUDY PAINTER-ROSE
Notary Public
Williamson County, State of Tennessee
My Commission Expires November 21, 2018

Notary public:
My commission expires: 11/21/2018

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29 day of **May, 2015.**

Phillip J. Carpenter
by Savannah Carpenter Atty In Fact
PHILLIP J. CARPENTER
By: Savannah Carpenter, Attorney-In-Fact

Heidi M. Carpenter
by Savannah Carpenter Atty In Fact
HEIDI M. CARPENTER
Savannah Carpenter, Attorney-In-Fact

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

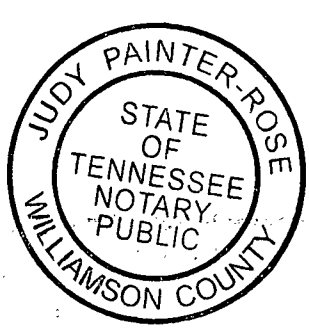
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SAVANNAH CARPENTER AS ATTORNEY-IN-FACT FOR PHILLIP J. CARPENTER AND HEIDI M. CARPENTER**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument as Attorney-In Fact on their behalf.

WITNESS my hand and official seal at Nolensville, Tennessee, this 29 day of **May, 2015.**

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
Notary Public
Williamson County, State of Tennessee
My Commission Expires November 21, 2018

See back →


JUDY PAINTER-ROSE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY