WARRANTY DEED

File #15592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: March 23, 2019
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fenghui Yao	SAME	-147-02-0A-026.00-CO
(NAME)	(NAME)	
221 Burlington PL		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sarah Elizabeth Radecic, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fenghui Yao and wife, Guifeng Shao ,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit 26, Building C, The Coach House, a condominium created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by Master Deed of record in Book 4809, Page 829, as amended in Book 4813, Page 964, and in Book 5100, Page 897; and as shown on the Plat of The Coach House, of record in Book 4675, Page 107, all recorded in the Register's Office of Davidson County, Tennessee, to which Master Deed and Plat reference is hereby made for a more particular description of the property.

Being the same property conveyed to Sarah Gay by Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20100907-0070611 Register's Office for Davidson County, Tennessee, dated August 27, 2010 and recorded on September 07, 2010. Sara Gay is now know as Sarah Elizabeth Radecic. Subject property was never the principal residence of the Grantor's husband.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 523 Harding Place #26, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150048148 DEEDWARR
Recvd: 06/17/15 10:21 2 pgs
Fees:13.00 Taxes:296.00
20150617-0057630

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 hand this 1st day of June, 2015.

Sarah Elizabeth Radecic

STATE OF PA

COUNTY OF Lancaster

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Sarah Elizabeth Radecic, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2015.

My commission expires: 12/28/17

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KAYELA L. CHARLES, Notary Public
City of Lancaster, Lancaster County
My Commission Expires Dec. 28, 2017

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027