Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20150049435 DEEDWARR
Recvd: 06/22/15 09:32 2 pgs
Fees:13.00 Taxes:643.80
20150622-0059240

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Affiant

Subscribed and sworn to before me, this 17th day of June 2015.

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My commission expires: 5/3/16

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel Cress 322 Wimpole Dr. Nashville TN 37211-0000	NEW OWNER	119010034.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Qingqing Mao, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Daniel Cress, unmarried man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 61, on the plan of Glencliff Estates Section 4, as of record in Book 1835, Page 79, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Qingqing Mao by deed dated March 30, 2009 from U.S. Bank National Association as Trustee relating to Salomon Home Equity Loan Trust, Series 2002-WMC2 of record in Instrument No. 20090413-0032599, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Glencliff Estates Section 4 of record in Book 1835 Page 79, Register's Office for Davidson County, Tennessee 3) Utility Easement of record in Book 2031 page 171 4) Restrictions of record in Book 1879 page 387 Register's Office for Davidson County, Tennessee

This property is improved property known as 322 Wimpole Dr, Nashville, Tennessee 37211-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 17th day of June, 2015.

Qingqing Mao by Brugh Reynolds attorney-in-fact
Qingqing Mao, by Brugh Reynolds
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of June, 2015, before me personally appeared Brugh Reynolds to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Qingqing Mao acknowledged that such person executed the same as the free act and deed of Qingqing Mao.

Notary Public

My Commission expires 2-2-19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08892

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066