BILL GARRETT, Davidson County
Trans:T20150049959 DEEDWARR
Recvd: 06/23/15 09:39 3 pgs
Fees:18.00 Taxes:447.89
20150623-0059879

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15404

Send Tax Bills To:
new owner

New Owner is:
Kelli Landry Bardner
404 Woodsman Court
Nashville, TN 37214

MAP: 108-16-0

PARCEL: 318.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Yi Han and wife, Ying Li**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kelli Landry Bardner**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **404 Woodsman Court, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 97-B on the Plan of Zone Lot Drawing, Lots 89-90-91-94-95-96 & 97, Percy Priest Woods, Section IV, as shown on plat of record in Plat Book 6250, Page 717, amending the plat of record in Plat Book 6250, Page 357, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Yi Han, a married man, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated 3/21/11 and recorded 4/28/11 in Instrument No. 20110428-0032446, in the Register's Office of Davidson County, Tennessee.

Y H
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 04 day of June, 2015.

GRANTOR(S):

Yi Han

YI HAN

Yingli

YING LI

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the _____ day of June, 2015.

SEE ATTACHED FOR NOTARY
KC 6/4/15

NOTARY PUBLIC
My Commission Expires: exp 12/15/2015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $121,050.00.

Rita Barber
Affiant

Sworn to and subscribed before me this 5th day of June, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission expires

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of California
County Of Orange

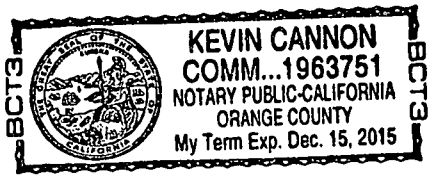
On 6/4/15 **before me,** Kevin Cannon **, a notary public personally appeared**

Yi Han and Ying Li

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Optional)

Title/Type of the document: Warranty Deed

Document Date: 6/4/15

Number of Pages 2+Ack

Signer(s) other than named above /

Signer's Capacity: /