Signature

WARRANTY DEED

File #15552

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Jessica Allyn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JUNE, 2015.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

BILL GARRETT, Davidson County
Trans:T20150051098 DEEDWARR
Recvd: 06/25/15 13:08 2 pgs
Fees:13.00 Taxes:1147.00
20150625-0061260

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
Junping Chen	NEW OWNER	-160-11-0A-102.00CO
(NAME)	(NAME)	
13 Ashington Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Bill Braly Janes, Trustee of The Janes Living Trust, dated August 29, 1994,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juning Chen, a single person,** 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:

Being Lot No. 102 on the Plat of Phase I, II, III and IV Hemmingwood of record in Plat Book 6900, Pages 6 through 8, inclusive Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William D. Janes and Dorothy A. Janes, Trustees, or their successors in Trust, of The Janes Living Trust, dated August 29, 1994 by Warranty deed from William H. Temple and Wife, Cecelia W. Temple of record in Instrument No. 20010615-0063512 Register's Office for Davidson County, Tennessee, dated June 15, 2001 and recorded on June 15, 2001. Bill Braly Janes having succeeded William D. Janes and Dorothy A. Janes as Trustee of The Janes Living Trust, dated August 29, 1994.

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 13 Ashington Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

1/2

Witness my hand this 5th day of June, 2015.

Bill Braly Janes, Trustee

Bill Braly Janes, Trustee of The Janes Living Trust dated August 29, 1994

STATE OF New York)

COUNTY OF KINGS)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bill Braly Janes**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Janes Living Trust dated August 29, 1994**, and is authorized by the trust document to execute this instrument on its behalf.

This the 6th day of June, 2015.

My Commission Expires: 11/21/2017

Charles E Segure

Notary Public

CHARLES E. SEGURE, JR.
Notary Public - State of New York
No. 01SE6136197
Qualified in Kings County
My Commission Expires November 21, 2017
Certificate On File: KINGS County

RETURN RECORDED DOCUMENTS TO:

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

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