PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 06/29/15 15:27 3 pgs
Fees:18.00 Taxes:1128.50
20150629-0062529

W & I Ref: (DKM) Title No.: 57591
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John William McKenna 305 East Griffin Court Nashville, TN 37221	Farmington Mortgage, a division of Capstar Bank 2002 Richard Jones Rd. Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 155030D08200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Yibin Li and Qinghua Kou**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John William McKenna*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Allens Green, Section I, of record in Book 7900, Page 632, Register's Office for said County.

Said Lot No. 82 fronts 81.00 feet on the northerly margin of East Griffin Court and extends back between parallel lines 105.00 feet to a dead line in the rear.

Being the same property conveyed to Yibin Li and Qinghua Kou by Warranty Deed from Jeffrey M. Levine and wife, Laura T. Levine, dated January 30, 2004, recorded February 3, 2004 in Instrument No. 20030203-0013141, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 632, said Register's Office, which Plan shows a 20, foot minimum building setback line from East Griffin Court and Nashville Electric Service Easement, together with a designated building site; Storm Water Detention Agreement of record in Book 9278, Page 36, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9231, Page 789, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 305 East Griffin Court, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

* an unmarried man

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 2015

Yibin Li **Qinghua Kou**

State of Tennessee

County of Davidson

On this 26th day of June, 2015, before me the undersigned authority, personally appeared Yibin Li and Qinghua Kou, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-24-2017

State of Tennessee

County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Sworn and subscribed before me this 26th day of June, 2015.

Notary

My Commission Expires: 6.26.16

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY