| Davidson County | DEEDWARR |
|---|---|
| Recvd: 06/30/15 08:03 | 3 pgs |
| Fees:18.00 Taxes:647.50 | |
| **20150630-0062610** | |

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Ying Zheng | Ying Zheng | 034 03 0 016.00 |
| (NAME) | (NAME) | |
| 115 Twin Hills Drive | 8212 Moores Lane | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Karisa R. Pace, married and Patsy Ruth Rickard, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ying Zheng, unmarried**, hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Shepherd Hills, Section VI, as of record in Book 3106, Page 50, Register's Office for said county. Said lot fronts 175 feet on the easterly side of Twin Hills Drive and extends back 279. 7 feet on the northerly line and 240 feet on the southerly line, to a dead line in the rear on which it measures 117.2 feet.

Being the same property conveyed to Andrew B. Gibson, Jr. by Installment Deed from William J. Sudekum, Sr. and Gerlie V. Rickrd d/b/a J and G Associates, a Tennessee general partnership, dated August 15, 1996 and recorded August 19, 1996 in Book 10159, Page 259in said Register's Office for Davidson

Being the same property conveyed to Gerlie V. Rickard and wife, Patsy Rickard by Quitclaim Deed from William J. Sudekum, Sr. and Gerlie V. Rickard, d/b/a J & G Associates, a Tennessee General Partnership, dated February 15, 1998 and recorded March 23, 1998 in Book 10848, Page 702, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Karisa Rickard Pace and Patsy Ruth Rickard by Quitclaim Deed from Gerlie V. Rickard and wife, Patsy Rickard, dated January 25, 1998 and recorded January 25, 1999 in Book 11310, Page 251, in said Register's Office.

File Number: SPH-151983

THE ABOVE DESCRIBED PROPERTY IS NOT AND HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTORS HEREIN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 115 Twin Hills Drive, Madison, TN 37115

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, has 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 our hands this 26th day of June, 2015.

Karisa R. Pace

Karisa R. Pace

Patsy Ruth Rickard

Patsy Ruth Rickard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Karisa R. Pace and Patsy Ruth Rickard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2015.

Laurie Mathis Harris

Notary Public

My Commission Expires: 3-25-16

(SEAL)

LAURIE N. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: SPH-151983

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2015

Shelly M Smith