WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of TN
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

File # 91653

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen W. Young Linda D. Young	Avenue Bank,	155070b05500co
(NAME)	(NAME)	
999 East 133rd Avenue	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Thornton, CO 80241	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Chun-Da Chen and Wan-Wei Tang,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephen W. Young and Linda D. Young,** husband and wife hereinafter called the GRANTEES, 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. 28, on the First Revision Final Plat of Poplar Creek Estates, Phase V, Section "B-2" Subdivision (The Highlands of Allens Green), of record in Instrument No. 20030618-0084283, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chun-Da Chen and wife Wan-Wei Tang, by deed of record in Instrument No. 20130822-0088831 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1736 Yellow Wood Court, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20150057067 DEEDWARR
Recvd: 07/14/15 13:40 2 pgs
Fees:13.00 Taxes:1509.60
20150714-0068560

Witness my/our hands this 29th day of June, 2015.

Chun-Da Chen

Wan-Wei Tang

State of Texas
County of Harris

Personally appeared before me Chun-Da Chen and Wan-Wei Tang, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2015.

Notary Public
My Commission Expires: Aug 08 2018

File No.: 9653

