Davidson County	DEEDWARR
Recvd: 07/29/15 07:41	3 pgs
Fees:18.00 Taxes:403.30	
20150729-0074349	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 11.23.2015
(AFFIX SEAL)

CARLA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Geoffrey Donkin	FirstBank	108 08 0 199.00
(NAME)	(NAME)	
2315 Eastland Avenue	211 Commerce Street, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Nine Thousand And No/100 Dollars ($109,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Sugg, unmarried and Qintian Wang, unmarried, as tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Geoffrey Donkin, unmarried**, 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:

Being the northerly part of Lot No. 25, Zone Lot Division Lots 22-28 and Lots 88-73 on the Plan of East Lake Subdivision of record in Plat Book 5200, Page 342, as amended in Book 5800, Page 151, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Sugg and Qintian Wang, as tenants in common by Warranty Deed from Bradley Smith, unmarried, dated August 18, 2014 and recorded August 21, 2014 as Instrument No. 20140821-0076370, in said Register's Office for Davidson County, Tennessee.

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 3144 E Lake Dr, Nashville, TN 37214

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 24th day of July, 2015.

William Sugg

Qintian Wang by William Sugg Attorney-in-Fact

Qintian Wang
by William Sugg, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **William Sugg,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2015.

Jessica Hendrixson

Notary Public

My Commission Expires: 12/14/17

(SEAL)

JESSICA HENDRIXSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary, personally appeared **William Sugg** , known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Qintian Wang** , and who acknowledge that he/she executed the same as the free act and deed of the said **Qintian Wang** , by virtue of a Power of Attorney, duly executed and appearing of record in Record Book **20150729-0074348** Page _____ , said Register's Office.

WITNESS my hand and official seal at Murfreesboro, Tennessee this 24th day of July, 2015 .

Jessica Hendrixson

NOTARY

MY COMMISSION EXPIRES: 12/14/17

JESSICA HENDRIXSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File Number: MFR-153040

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 04-24-2018

Shelly M Smith