Davidson County DEEDWARR
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WARRANTY DEED

COUNTY OF DAVIDSON * SUSAN I. HEMBREE * STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 9-16-18
(AFFIX SEAL)

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).
Fenghui Yao and Guifeng Shao	Fenghui Yao and Guifeng Shao	118-09-0-238.00
(NAME)	(NAME)	
1004 A Sutton Hill Road	221 Burlington Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Six Thousand And No/100 Dollars ($226,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eric Hicklin, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Fenghui Yao and Guifeng Shao**, 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:

* husband and wife

Land in Davidson County, Tennessee, being Lot No. 2B on the Plan of Zone Lot Division of Lot No. 2 of the Resubdivision of Lot No. 3 of Block "F" of Battlefield Estates of record in Book 4885, Page 37, amended in Book 6200, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eric Hicklin, unmarried by Warranty Deed from Kellie L. Barber, unmarried dated June 11, 2007 and recorded June 15, 2007 as Instrument No. 20070615-0071860, in said Register's Office for Davidson County, Tennessee. Amanda Hicklin, wife of Eric Hicklin, hereby joins in the above referenced conveyance for the sole purpose of conveying any and all right, title, and interest she may have in and to the subject property by reason of her marital status or otherwise.

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.

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unimproved ☐
This is improved ☒ property, known as 1004 A Sutton Hill Road, Nashville, TN 37204

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 13th day of August, 2015.

Eric Hicklin

Amanda Hicklin

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Eric Hicklin and Amanda Hicklin 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 13th of August, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

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

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