Davidson County DEEDWARR
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Fees:13.00 Taxes:1006.40
20150901-0088782

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-5-16
(AFFIX SEAL)

CHERYL M. RODGERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

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).
Zhao Ping Lin	Stonegate Mortgage Corporation	075 12 0E 016.00
(NAME)	(NAME)	
1008 Tulip Blossom Dr.	9190 Priority Way West Dr, Suite 300	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Indianapolis, IN 46240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Two Thousand And No/100 Dollars ($272,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tametre Scruggs f/k/a Tametre Lawrence, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zhao Ping Lin and Keshun Zhao, wife and husband**, 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. 6 on the First Revision, Final Plat of Blossom Trace, of record in Instrument No. 200109200101745 and by surveyors certificate of correction of record in Instrument No. 200110250116872, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tametre Lawrence by Warranty Deed from Mikel Hunsucker Homes, LLC dated October 31, 2007 and recorded November 5, 2007 as Instrument No. 20071105-0130302, in said Register's Office for Davidson County, Tennessee.

Keshun Zhao, spouse of Zhao Ping Lin, joins in the execution of this instrument for the purpose of conveying his vested ownership and marital interest to said property in reference to this loan. Furthermore, Keshun Zhao, has no personal liability for the repayment of said loan.

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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 1008 Tulip Blossom Dr., Hermitage, TN 37076

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 28th day of August, 2015.

Tametre Scruggs

Tametre Scruggs

Columbus Scruggs

Columbus Scruggs

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **Tametre Scruggs and Columbus Scruggs**, 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 28th of August, 2015.

Notary Public

My Commission Expires: 12/21/15

SEAL

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: MFR-153546

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