39B

RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150080730 DEEDWARR Recvd: 09/22/15 14:27 2 pgs Fees:13.00 Taxes:2220.00 20150922-0096399

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00012130

MAP - PARCEL NO: 177-02-0N-002.00
CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
F&M Bank 50 Franklin St Clarksville TN 37040	Yanfeng Li / Yan Gong 2911 23rd Ave S Nashville TN 37215	F&M Bank 50 Franklin St Clarksville TN 37040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JAMES H. CHILDRESS JR. and CHRISTINE CHILDRESS, husband and wife**, have bargained and sold and by these presents do transfer and convey unto **YANFENG LI and YAN HONG, husband and wife, their** heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit B of 23rd Townhomes, a Horizontal property regime with private elements located at Nashville Davidson County, Tennessee, and described in a declaration of covenants, conditions and restrictions for 23rd Townhomes, a Horizontal property regime with private elements and no common elements, of record as Instrument No. 20061222-0158537, Register's Office for Davidson County, Tennessee, to which reference is hereby made the easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 23rd Townhomes, a Horizontal property regime with private elements and no common elements, contained in said declaration, the Plat filed as Exhibit "B" to said declaration appearing in Instrument No. 20061222-0158537 and bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property James H. Childress, Jr. and wife, Christine Childress, by Warranty Deed from Jerry R. McLean and wife, Theresa C. McLean, dated 12/12/2007, and recorded 12/18/2007 in Instrument No. 20071218-0145100, Register's Office for Davidson County, Tennessee.

This is ☑ improved ☐ unimproved property known as 2911 23rd Avenue South, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2015 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061222-0158537, Register's Office for Davidson County, Tennessee.

4. Subject to easements for Sanitary Sewer in Book 3508, page 398, Book 3767, page 606, and Book 4151, page 187, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 15 day of September, 2015.

JAMES H. CHILDRESS JR.

CHRISTINE CHILDRESS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES H. CHILDRESS JR. and CHRISTINE CHILDRESS**, the bargainor(s), 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 seal, at office, on this 15 day of September, 2015.

My Commission Expires:
8-18-19

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$600,000.00**.

Affiant

SWORN TO and subscribed before me on this 15 day of September, 2015.

My Commission Expires:
8/8/18

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN