**NEW OWNER:**

Ke Qin
Rachel Taylor
1510 Demonbreun St #704
Nashville, TN 37203

**SEND TAX BILLS TO:**

New Owner

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 15-0971

Map 084 Group 11-0 Parcel 241.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150084971 DEEDWARR
Recvd: 10/06/15 10:40 3 pgs
Fees:18.00 Taxes:500.61
20151006-0101621

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Five Thousand Three Hundred and 00/100 Dollars ($135,300.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THE ROSE D. GOOCH REVOCABLE LIVING TRUST U/T/A MAY 20, 2009**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KE QIN, UNMARRIED AND RACHEL TAYLOR, UMARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Maplecrest Subdivision, as of record in Plat Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 30 fronts 80 feet on the southerly side of Maplecrest Drive, and extends back between lines 150 feet on the easterly line and 150.1 feet on the westerly line to a dead line in the rear, measuring 80 feet thereon.**

**BEING the same property conveyed to The Rose D. Gooch Revocable Living Trust dated May 20,2009, by Rose D. Gooch, Trustee, by Quitclaim Deed from Rose D. Gooch (a.k.a. Rose Dodd**

**Sweeney, widow of Thomas G. Sweeney), dated May 20, 2009, and of record Instrument No. 20130524-0052707. Also see Certification of Trust in Instrument No. 20130524-0052706, Quitclaim Deed in Instrument No. 20090605-0052248, Certification of Trust in Instrument No. 20090605-0052247, and Warranty Deed in Book 3619, Page 291, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 2307 Maplecrest Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 25 day of **September, 2015**.

THE ROSE D. GOOCH REVOCABLE LIVING TRUST U/T/A MAY 20, 2009

Sandra Z. Campbell

BY: SANDRA Z. CAMPBELL, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, SANDRA Z. CAMPBELL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of, and as, SUCCESSOR TRUSTEE for, THE ROSE D. GOOCH REVOCABLE LIVING TRUST U/T/A MAY 20, 2009, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of **September, 2015**.

Dana M. Meadows

NOTARY PUBLIC

My commission expires: 8-27-17.

DANA M. MEADOWS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 135,300.00 .

AFFIANT

Sworn to and subscribed to before me this 25th day of **September, 2015**.

NOTARY PUBLIC

My commission expires: 9-10-2018

