THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 BILL GARRETT, Davidson County Trans:T20150095720 DEEDWARR Recvd: 11/10/15 10:28 2 pgs Fees:13.00 Taxes:1017.50 20151110-0114298	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 2015. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Goldkorn	owner	MAP 128
7955 Charlotte Pike		PARCEL -004.00
Nashville, TN 37221-6303		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Norma C. Guye, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy Goldkorn and Fei Wu, husband and wife**

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:

A tract of land in the 9th Civil District of Davidson County, Tennessee, being a part of the lands of W. H. McCall and particularly shown as a part of 60.73 acre tract on a survey made December 8, 1930, by Erle Drake, County Surveyor, as follows:

BEGINNING at a chestnut tree corner in the south line of the lands of Martin O'Brien being a corner of the land of Pauline E. Rauschenberger as conveyed to her in the deed of record in Book 879, page 388, Register's Office; and being in the west line of the right of way granted Tennessee Electric Power Company by W. H. McCall, by instrument of record in Book 751, page 389, said Register's Office; thence along the west right of way line of said Power Company, south 56 deg. west 97 poles to a drain; thence with said drain, and along the line of the lands of J. T. Lovell, south 61 deg. east 11.75 poles; south 30-1/2 deg. east 4.25 poles; thence partly leaving said drain, south 62-3/4 deg. east 13.6 poles and continuing with Lovell's line, south 1/2 deg. west 33 poles to a stone pile; thence south 80 deg. east 20 poles to the southwest corner of the lands of Joseph W. Foster and wife; thence along Foster's west line, north 31 deg. east 120 poles more or less to the south line of the O'Brien tract above mentioned; being Foster's northwest corner and the northeast corner of this tract; thence with O'Brien's south line, north 87 deg. west 22 poles to the beginning, containing about 31 acres more or less.

INCLUDING a right of way for ingress and egress located at the bottom of the hill north of the house of the W. H. Casteel lands and follows the right property line to the Charlotte Pike as conveyed to W. H. Casteel and wife, from P. R. Richardson, Jr., and wife, as of record in Book 2092, page 239, said Register's Office.

Being the same property conveyed to Robert L. Guye and wife, Norma C. Guye (with a life estate reserved in W. H. Casteel) by Warranty Deed from Gertrude Casteel Hoover, Corinne Casteel Brewster, and W. H. Casteel, of record in Book 4236, Page 405, Register's Office for Davidson County, Tennessee, dated May 7, 1968 and recorded on May 20, 1968.

Being the same property conveyed to Norma C. Guye by Quitclaim Deed from Robert L. Guye, of record in Instrument No. 20140324-0024103, Register's Office for Davidson County, Tennessee, dated March 20, 2014 and recorded on March 24, 2014.

The said W. H. Casteel has since died.

Being also known as 7955 Charlotte Pike, Nashville, TN 37221-6303

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7955 Charlotte Pike, Nashville, TN 37221-6303.**

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, have 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 my hand this the 9th day of November, 2015.

Norma C. Guye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Norma C. Guye** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 2015.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN