WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/28/16 14:02 2 pgs
Fees:13.00 Taxes:758.50
20160128-0008461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of January, 2016,

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Andrew Tseng Siao	Andrew Tseng Siao	173 09 0A 434.00
(NAME)	(NAME)	
212 Pennystone Circle	212 Pennystone Circle	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Five Thousand And No/100 Dollars ($205,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Robert C. Jackson**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Andrew Tseng Siao,*** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *unmarried

Land in Davidson County, Tennessee, being Lot No. 373 on the plan of Revision of Lots 367 through 383 and Open Space "A" Phase Six, Lenox Village, as shown by plat appearing of record in Instrument No. 20050617-0069532, of the Register's Office for Davidson County, Tennessee, to which plat reference is made for more complete details of said lots.

Being the same property conveyed to Robert C. Jackson, an unmarried person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated February 17, 2006 and recorded February 21, 2006 as Instrument No. 200602210020306, in said Register's Office for Davidson County, Tennessee.

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 8638 Gauphin Place, Nashville, TN 37211

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 25th Day of January, 2016.

Robert C. Jackson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Robert C. Jackson 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 25th of January, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Commission Expires 4-24-2018

File Number: FRN-160134SSO