BILL GARRETT, Davidson County
Trans:T20160008377 DEEDWARR
Recvd: 02/01/16 11:27 2 pgs
Fees:13.00 Taxes:710.40
20160201-0009403

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $192,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of January, 2016.

Notary Public
My commission expires: 9-29-2019

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

06-1601-76296

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stephan D. Britt 3129 Windsor Green Drive Antioch TN 37013	New owner 3314 West End Ave. #302 Nashville, TN 37203	150-04-0-033.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Philip A. Kay and wife, Wenjin Huo, now known as Jin Kay**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephan D. Britt and Maureen D. Britt, husband and wife,** hereinafter called the Grantees, their successors 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. 532, on the Plan of Section One-B, Kensington of Priest Lake, of record in Book 6250, Page 150, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip A. Kay by deed from Gary A. Voecks and wife, Judith A. Voecks, dated July 5, 2007, recorded July 9, 2007, of record in Instrument No. 20070709-0081855, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wenjin Huo by Quitclaim Deed from Philip A. Kay for the purpose of creating a tenancy by the entirety, dated April 16, 2010, recorded April 16, 2010, of record in Instrument No. 20100416-0028790, Register's Office for Davidson County, Tennessee.

Wenjin Hou is one and the same person as Jin Kay.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3129 Windsor Green Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of January, 2016.

Philip A. Kay

Jin Kay

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Philip A. Kay and wife, Jin Kay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 29th day of January, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 9-28-2019

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.