Davidson County	DEEDWARR
Recvd: 02/17/16 10:23	2 pgs
Fees:13.00 Taxes:562.40	
20160217-0014836	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 6-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
George Xiao Ding and Christine Wen Yu	George Xiao Ding and Christine Wen Yu	173 05 0A 243.00
(NAME) 2009 Shaylin Loop	(NAME) 341 Sliders Knob Ave	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Two Thousand And No/100 Dollars ($152,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ginger L. Etheridge, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George Xiao Ding and Christine Wen Yu, 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:

Land in Davidson County, Tennessee, being Unit No. 243, together with the appurtenant interest in the common elements of Barnes Crossing (erroneously referenced in prior deed as Barnes Cross, A Planned Unit Development), Phase One (erroneously omitted in prior deed), a horizontal property regime established by Master Deed, of record in Instrument No. 20050721-0084791; re-recorded in Instrument No. 20050805-0092480; as amended in Instrument No. 20051114-0136938; and Instrument No. 20071227-0147998, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

This conveyance is subject to any and all existing easements and restrictions of record.

Being the same property conveyed to Ginger L. Etheridge, an unmarried woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated March 14, 2008 and recorded March 18, 2008 as Instrument No. 20080318-0027287, in said Register's Office for Davidson County, Tennessee.

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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.

unimproved ☐
This is improved ☒ property, known as 2009 Shaylin Loop, 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 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 15th day of February, 2016.

Ginger L. Etheridge

STATE OF Tennessee

County OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Ginger L. Etheridge with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2016.

Notary Public

My Commission Expires: 5-8-18

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: GRN-160282SSO

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