Box # 14
G# 28017-3

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$1,279,735.00.** Affiant Subscribed and sworn to before me, this the 19th day of February, 2016. Notary Public My commission expires: 07.08.2019 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/22/16 09:00 3 pgs
Fees:18.00 Taxes:4735.02
20160222-0016321

CAROLYN S. PRIEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher Mark Cook **Rebecca Sara Cook**	**Pinnacle Bank**	**Map 116-12-0-Parcel 153-00**
3905 Wallace Lane	**150 3rd Avenue South, Suite 900**	
Nashville, TN 37215	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jian Huang and Susie Lin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Mark Cook and Rebecca Sara Cook, 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 Lot No.3, on the Final Plat of Wallace Lane Crossing, of record in Instrument No. 20040527-0062304, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to Jian Huang and Susie Lin, by Deed dated June 19, 2009 from SunTrust Mortgage, Inc., of record in Instrument No. 20090819-0078117, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Susie Lin, pursuant to a Power of Attorney executed by her on the 21st day of November, 2014, of record in Instrument No. 20160222-0016320 **, Register's Office for Davidson County, Tennessee.**

The conveyance of the above described parcel of land is subject to the following:
(1) All matters shown on the Plan of record in Instrument No. 20040527-0062304, said Register's Office;
(2) Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein.

Box # 14
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This is Improved (X) Unimproved ( ) property, known as **3905 Wallace Lane, Nashville, TN 37215**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this 19th day of February, 2016.

Jian Huang
Jian Huang

Susie Lin by Jian Huang ATTY-in-fact
Susie Lin
By: Jian Huang, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jian Huang**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of February, 2016.

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State aforesaid, the within named **Jian Huang**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Susie Lin**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Susie Lin** for the purpose therein contained by signing the name of **Susie Lin**, by himself as Attorney- In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of February, 2016.

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

