Box# 14
G#28040-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160014453 DEEDWARR
Recvd: 02/22/16 13:43 2 pgs
Fees:13.00 Taxes:980.13
20160222-0016716

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$264,900.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2016.

Notary Public

My commission expires: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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
DuPree M. Pinson **Erika N. Pinson**	new owner	**Map 173-10-0-A-005.00co**
3112 Thistle Down Lane		
Antioch, TN 37013		

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

Jayesh Patel, unmarried

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

DuPree M. Pinson and Erika N. Pinson, 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.5 on the Plan of Phase One, Barnes Bend Estates, of record in Instrument No. 20050802-0090369, 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 ZuSong Wang, unmarried by Quitclaim Deed dated March 31, 2010 from The United States of America, of record in Instrument No. 20100506-0034661, Register's Office for Davidson County, Tennessee.

The said ZuSong Wang having Quitclaim to ZuSong Wang, unmarried and Yuk Chyi Hii and wife, XiuHui Chen, as tenants in common with right of survivorship, dated September 13, 2010, of record in Instrument No. 20100916-0073669, Register's Office for Davidson County, Tennessee. The said Yuk Chyi Hii having Quitclaimed to ZuSong Wang and XiuHui Chen as tenants in common with right of survivorship, dated April 6, 2015, of record in Instrument No. 20150407-0030169, Register's Office for Davidson County, Tennessee. The said ZuSong Wang, and XuiHui Chen having Quitclaim to Jayesh Patel, dated April 17, 2015, of record in Instrument No. 20150416-0033576, 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. 20050802-0090369, said Register's Office;
(2) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20040413-0041473, Register's Office for Davidson County, Tennessee;
(3) Agreements recorded at Instrument No. 20020201-0014182, Instrument No. 20010918-0100850, Instrument No. 200404013-0041473 and Instrument No. 20020722-0087469, Register's Office for Davidson County, Tennessee;
(4) Stormwater Detention Agreement recorded at Instrument No. 20040907-0107464, Register's Office for Davidson County, Tennessee.
(5) Declaration of Covenants, Conditions and Restrictions and By-Laws of Barnes Bend Estates , of record in Instrument No. 20050524-0058309, Register's Office for Davidson County, Tennessee;
(6) Easement for public right of way of record in Book 5215, Page 482, Book 5385, Page 986, Book 6515, Page 495, Register's Office for Davidson County, Tennessee;
(7) Dedication of common areas to Barnes Bend Estates Homeowners Association, Inc. of record in Instrument No. 20100520-0039082,Register's Office for Davidson County, Tennessee;
(8) Agreement for dedication of easement for sanitary sewers and water main pumps, of record in Instrument No. 20140903-0080512, Register's Office for Davidson County, Tennessee;
(9) Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantee's.

This is Improved (__X__) Unimproved (____) property, known as **3112 Thistle Down Lane, 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 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/our hand(s) this **19th** day of **February, 2016.**

Jayesh Patel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jayesh Patel,** 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

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017