WARRANTY DEED

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-2-2018

(AFFIX SEAL)

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bohuo Wu	Bohuo Wu	063-16-0B-184.00
(NAME)	(NAME)	
113 Chitwood Ct.	1504 Market Sq.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christopher Hugh Lowery and Jared Brandon Lowery,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bohuo Wu, a married person and Huihua Wu, a married person**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 266 on the Plan of Hampton Park f/k/a Chitwood Downs, a Planned Unit Development, of record in Plat Book 6900, Pages 550-552, and amended at Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rose Morgan, unmarried by Warranty Deed from Melody L. Rife, unmarried, dated 03/11/2015, of record in Instrument No. 20150325-0025604, Registers Office for Davidson County, Tennessee. The said Rose Morgan died on October 5, 2015. The Grantors herein are her sole Heirs-at-Law as evidenced by an Affidavit of Heirship dated February 12, 2016, and filed of record in Instrument No. 20160224-0017430 ___ in said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 113 Chitwood Ct., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip) .

BILL GARRETT, Davidson County
Trans:T20160015050 DEEDWARR
Recvd: 02/24/16 09:33 2 pgs
Fees:13.00 Taxes:425.50
20160224-0017432

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, 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 our hands this 12th day of February, 2016.

Christopher Hugh Lowery

Jared Brandon Lowery
By: Chrisopher Hugh Lowery- Attorney-in- Fact

State of Tennessee

County of WILSON

Personally appeared before me Christopher Hugh Lowery ~~and Jared Brandon Lowery~~, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained. Chrisopher Hugh Lowery acknowleged himself to be the Attorney in Fact for the within named Jared Brandon Lowery and being authorized to act on behalf of said person * WITNESS my hand and seal this 12th day of February, 2016.

Notary Public S. NIXON PRESSLEY
My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

*he executed the foregoing instrument as his free act and for the purpose therein contained.