ARE1403-TN-1594830

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 03/02/16 10:19 4 pgs
Fees:23.00 Taxes:373.70
20160302-0019824

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF ~~PALM BEACH~~ Fulton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Gloria Luberger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF February ~~2015~~ 2016

Notary Public

MY COMMISSION EXPIRES: ~~APRIL SEVEN~~

KHONELIA SMITH HAYE NOTARY PUBLIC COBB COUNTY, GA MY COMMISSION EXPIRES MARCH 16, 2019

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PAR/GRUNT NUMBERS:
Yutien Wang 311 Grant Park Drive Franklin, TN 37067	Yutien Wang 311 Grant Park Drive Franklin, TN 37067	08111008600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, ARNS Inc, **a subsidiary of Altisource Residential, L.P.** (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Yutien Wang A Single Person** , whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 1729 Dr D B Todd Jr Blvd, Nashville, TN 37208

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Yutien Wang A Single Person** , his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **ARNS Inc,** a subsidiary of Altisource Residential, L.P. COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Yutien Wang A Single Person** , his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **ARNS Inc,** a subsidiary of Altisource Residential, L.P. has executed this deed this the 16 day of February, 2016.

ARNS INC, A SUBSIDIARY OF ALTISOURCE RESIDENTIAL, L.P.

By: Altisource Solutions, **as its Attorney In Fact**

STATE OF Georgia

COUNTY OF Fulton

On Feb 16, 2016 personally appeared Before me, Yvette D. Mahlang as VP for Altisource Solutions as Attorney in Fact for **ARNS Inc**, a subsidiary of Altisource Residential, L.P. known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument.

Witness my hand and Notarial Seal this 16th day of February, ~~2015~~ 2016

Notary Public

3/14/19

My Commission expires:

RETURN TO:
Yutien Wang
311 Grant Park Drive
Franklin, TN 37067

KHONEKHAM SINTHAVY
NOTARY PUBLIC
COBB COUNTY, GA
MY COMMISSION EXPIRES MARCH 14, 2019

EXHIBIT "A"

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT NO. 259 AND THE EASTERLY PART OF THE SOUTHERLY 8 FEET OF LOT NO. 260 ON THE PLAN OF J M, T J AND G W HARDING'S ADDITION, OF RECORD IN BOOK 21, PAGE 80, REGISTER'S OFFICE FOR SAID COUNTY. ACCORDING TO A SURVEY MADE BY Z J WILKINSON, SURVEYOR, DECEMBER 12, 1941, SAID PARTS OF LOTS 259 AND 260 FRONT TOGETHER 58.6 FEET ON THE WESTERLY SIDE OF 18TH AVENUE NORTH AND RUN BACK 138.7 FEET ON THE NORTHERLY LINE AND 148 FEET ON THE SOUTHERLY LINE TO A DEAD LINE MEASURING 58 FEET THEREON.

Being Property Conveyed by Substitute Trustee's Deed from Jason Mangrum, Substitute Trustee to ARLP Trust, its Successors and Assigns in Fee Simple, recorded January 10, 2014, in Instrument no- 20140110-0002639, Davidson County, Tennessee.

I, Lori Lancaster 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.

Signature

State of Georgia

County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.