This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 03/07/16 09:33 2 pgs
Fees:13.00 Taxes:643.80
20160307-0021280

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of March, 2016, by and between Kenneth Lee Wood, single, party of the first part, and Yutien Terry Wang, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Parcel I - 2715 Edge O Lake Drive, Nashville, TN 37217 M&P: 14904026300

Land in Davidson County, Tennessee, being Lot No. 1B on the Plan of Zone Lot Division Lots 1 thru 7 Edge-O-Lake, Section 21, of record in Plat Book 5200, Page 577, Amended in Book 6200, Page 156 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth Lee Wood by virtue of that certain Warranty Deed dated February 25, 1993, of record at Book 8881, Page 630 in the Register's Office of Davidson County, Tennessee.

Parcel II - 2717 Edge O Lake Drive, Nashville, TN 37217 M&P: 14904003600

Being Lot No. 1-A Zone Lot Division of Lots 1 thru 7, Edge-O-Lake, Section 21, as of record in Plat Book 5200, Page 577 as amended in (erroneously omitted in prior deed) Plat book 6200, Page 156, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kenneth Lee Wood by virtue of that certain Special Warranty Deed dated April 7, 2009, at Instrument No. 20090423-0036846 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record in said register's office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/ heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kenneth Lee Wood

Kenneth Lee Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kenneth Lee Wood , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of March, 2016.

Memorie White

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Yutien Terry Wang

311 Grant Park Drive
Franklin, TN 37067

MAIL TAX BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $174,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of March, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Santi, 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 Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-19.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY