WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/16 09:22 2 pgs
Fees:13.00 Taxes:266.40
20160316-0024827



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$72,000.00.**

Affiant

Subscribed and sworn to before me this 11th day of March, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Guanqi Lai	New Owner	05004001900
2430 Thames Valley Way		
Bowling Green, KY 42101	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Delontay Isaac, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Guanqi Lai,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor dated April 20, 1947, as follows: Beginning at a point in the south margin of Due West Avenue at the corner of Lot Nos. 50 and 57; thence with the line between said lots southerly 331.04 feet; thence easterly 101.05 feet to the corner of Lot Nos. 57 and 58; thence with the line between said lots northerly 317.26 feet to the south margin of Due West Avenue; thence with the margin of same westerly 100 feet to the point of beginning.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor dated April 20, 1947, as follows: Beginning at the corner of Lot No. 57, running eastward 50 feet to a point; thence south 305 feet, more or less, to the corner; thence westwardly 50 feet to the corner; thence northwardly 317.26 feet to the beginning.

Being the same property conveyed to LeVar Love from Delontay Isaac by Quitclaim Deed on June 30, 2008, of record in Instrument Number 20080703-0069242, Register's Office for Davidson County, Tennessee. Said LeVar Love having since conveyed his interest back to Delontay Isaac by Quitclaim deed dated March 4, 2016 of record in Instrument Number 20160316-0024826 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.

This is improved property known as: **1125 Due West Avenue North, Nashville, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 11th DI, 2016.

Delontay Isaac

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Delontay Isaac** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 11th, 2016

Notary Public

My commission expires 11-6-17

DAVIDSON COUNTY
JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.