Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2016.

Notary Public

My commission expires: 7-2-2018

BILL GARRETT, Davidson County
Trans:T20160022496 DEEDWARR
Recvd: 03/18/16 15:17 2 pgs
Fees:13.00 Taxes:962.00
20160318-0026092

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hui Zhang Wanghai Hu	First Advantage Bank	
6712 Holt Road	1430 Madison Street	181-01-0B-316.00-CO
Nashville, TN 37211	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEREK L. ANDRIEKUS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUI ZHANG AND WANGHAI HU, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 29 on the Plan of Section One of Phase Three, 2nd Addition to Sugar Valley, RS -10 Subdivision-Cluster Lot Option of record in Plat at Instrument No. 20071214-0143931, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the Portion of property conveyed to On Point Construction Company, Inc., a Tennessee Corporation by Warranty deed from Sugar Valley, G.P., a Tennessee General Partnership of record in Instrument No. 20131126-0121185 Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on November 26, 2013.

Being the same property conveyed to Derek L. Andriekus, a single man by Warranty deed from On Point Construction Company, Inc., a Tennessee Corporation of record in Instrument No. 20140404-0028369 Register's Office for Davidson County, Tennessee, dated April 02, 2014 and recorded on April 04, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 7457 Tarmac Way, Nashville, TN 37211.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of March, 2016.

Derek L. Andriekus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Derek L. Andriekus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16 day of March, 2016.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA

N. WAGGONER
MY COMMISSION # FF 235950
EXPIRES: July 21, 2019
Bonded Thru Budget Notary Services