WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027403 DEEDWARR
Recvd: 04/05/16 09:54 2 pgs
Fees:13.00 Taxes:897.25
20160405-0032302

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $242,500.00

Barra Moss
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~31ST~~ 4th DAY OF ~~MARCH~~ April, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES SEP 20 2016

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1729B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jason L. Greene and Melissa Sanchez	Caliber Home Loans	172-12-0B-248.00-CO
701 Winter Ct	3701 Regent Blvd, Ste 180	
Nashville, TN 37211	Irving, TX 75063	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TIMOTHY SU F/K/A YIGHAO SU AND WIFE, LISA SU F/K/A YANYAN CHU

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JASON L. GREENE AND MELISSA SANCHEZ

HEREINAFTER CALLED THE GRANTEE(S), 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. 510 on the Plan of Section Ten, Bradford Hills, R-15 Residential P.U.D. of record in Plat Book 7900, Page 495, and as corrected by surveyor's Certificate of Correction in Book 9219,Page 115, 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 same property conveyed to Yinghao Su and wife, Yanyan Chu by Warranty deed from James Taylor and wife, Connie E. Taylor of record in Instrument No. 20050518-0056248 Register's Office for Davidson County, Tennessee, dated May 13, 2005 and recorded on May 18, 2005.

Yinghao Su being now known as Timothy Su, pursuant to Petition for Name Change granted January 23, 2014, United States District Court for the Middle District of Tennessee. Yanyan Chu now known as Lisa Su, pursuant to Petition for Name Change granted November 15, 2013, United States District Court for the Middle District of Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 495, as corrected by Book 9219, page 115, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page page 170, as amended in Book 8885, page 517, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee.

Charter of Bradford Hills Homeowners Association, Inc., of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space by deeds of record in Book 8154, Page 304 and Book 9779, Page 672, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 7690, Page 260 and in Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 8896, Page 291, in the Register's Office for Davidson County, Tennessee.

Easement for Water Main of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 701 Winter Ct, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 31st day of March, 2016.

Timothy Su

Lisa Su

Lisa Su

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TIMOTHY SU AND LISA SU, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1729B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

STLD-37129-0218