File No.: 16045030

WARRANTY DEED

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/20/18

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160038329 DEEDWARR
Recvd: 05/03/16 11:09 2 pgs
Fees:13.00 Taxes:1746.40
20160509-0045675

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cuiren Chen	SWBC Mortgage Corporation	105 05 0L 002.00
(NAME) 1368 Sweetwater Dr	(NAME) 5055 Maryland Way, Ste. 200	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael B. Hazlett**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Cuiren Chen and Dongmei Qian,** husband and wife, hereinafter called the GRANTEES, 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, and being all of Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1717 14th Avenue South Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument 20140626-0055967, and being shown on the plat attached thereto as Exhibit "C" in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate and complete description of said unit.

Being a portion of the same property conveyed to Michael B. Hazlett, married, by Warranty Deed dated 06/13/2014 and filed for record on 06/19/2014 in Instrument 20140619-0053550, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat of record in Book 21, page 87; Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140626-0055967; Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject property is investment property and is not the principal residence of the Grantor.

This is improved property known as: 1717B 14th Ave. S, Nashville, TN 37212

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, their heirs and assigns forever; and I do covenant with the said GRANTEE 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, unless otherwise herein set out; 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 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 this 3rd day of May, 2016.

Michael B. Hazlett

State of Tennessee
County of Rutherford

Personally appeared before me Michael B. Hazlett with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of May, 2016.

Notary Public
My Commission Expires: 2/20/18

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
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