This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, TN 37215

MAP/GROUP/PARCEL 16300037000

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Hongjun Liao and Yigun Zhang
4930 Ottenville Ave
Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20160040043 DEEDWARR
Recvd: 05/13/16 09:48 2 pgs
Fees:13.00 Taxes:369.63
20160513-0047781

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BARBARA L. LANDERS, NKA BARBARA BURTON, AND HUSBAND DAVID BURTON** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **HONGJUN LIAO AND YIQUN ZHANG, AND WIFE** "Grantee(s)", Their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 42 of Shields Antioch Lands recorded in Plat Book 57, page 111, Register's Office for Davidson County, Tennessee, and more fully described in the Chancery Court of Davidson County, a certified copy of record in Book 4789, page 690, and amended in Book 4789, pge 696, said Register's Office.

SAID Lot Number 42 fronts 100 feet on Ottenville Avenue and runs back between parallel lines 178 feet to a rear line on which it measures 100 feet.

BEING the same property conveyed to Barbara L. Landers, an unmarried person, n/k/a Barbara L. Burton, by Warranty Deed from Alma Jonson, dated December 31, 1996, appearing of record in Book 1038, page 930, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 57, page 111, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4930 Ottenville Ave, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that They are lawfully seized and possessed of said parcel of real estate, and that They have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Themselves, Their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 11th day of May, 2016

David Burton

Barbara Burton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, David Burton and Barbara Burton, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that thy executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 11th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $99,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 11th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

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