File No.: 01288-29692
STM Property ID: PAM 1153983
Property Address: 158 Tusculum Road, Antioch, TN 37013

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160041091 DEEDWARRSP
Recvd: 05/17/16 09:49 3 pgs
Fees: 18.00 Taxes: 462.50
20160517-0048991

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: May 22, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Xiaoduan Fan	Xiaoduan Fan	16206000900
(NAME)	(NAME)	
158 Tusculum Road	5144 Whitaker Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Suntrust Bank**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Xiaoduan Fan and Zenglin Zhang, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

Being the same property conveyed to Robert T. Miskell et ux Janice M. Miskell by Warranty Deed dated 12/03/1975 from Herchel Wayne Winstead et ux Elizabeth Ann Winstead of record in Book 4977, Page 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SunTrust Bank by Substitute Trustees Deed dated 01/06/2016 from Brock & Scott, PLLC, as Substitute Trustee of record in Instrument 201601120003159, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters as set forth per Plat Book 3700, Page 59, said Register's Office.
Restrictive Covenants of record in Book 4003, Page 11, said Register's Office.

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.

unimproved ☐

This is improved ☑ property, known as 158 Tusculum Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging

to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 29th day of April, 2016.

SunTrust Bank

By: Ryan H. Quinn, Esq
It's Vice President

State of Virginia
~~County of~~ City of Richmond

Personally appeared before me, a notary public in and for the state and county aforementioned, Ryan H. Quinn (name) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Vice President (title) of Suntrust Bank and that he/she/they as such Vice President (title) executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as Vice President (title).

WITNESS my hand and seal this 29th day of April, 2016.

Notary Public Aubrey S. DesPortes Jr.
My Commission Expires: July 31, 2016

Aubrey S. DesPortes, Jr.
Commonwealth of Virginia
Notary Public
Commission No. 327765
My Commission Expires 7/31/2016

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

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EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01288-29692

BEING ALL OF THAT CERTAIN LAND OR LOT AS DESCRIBED IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS TO-WIT: BEING LOT NO 13 ON THE PLAN OF COLEWOOD ACRES, SECTION 1, OF RECORD IN BOOK 3700, PAGE 59, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTION AND EASEMENTS OF RECORD. PURSUANT TO TENN. CODE ANN. S 66-24-121 (A), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD. THE INSTRUMENT CONSTITUTING THE SOURCE OF THE MORTGAGORS DEED OF TRUST LEGAL AND EQUITABLE INTERESTS IN THE FOREGOING DESCRIBED PROPERTY WAS A DEED RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE. TAX ID: 16206000900. FOR SOURCE OF TITLE, SEE DEED FROM HERSCHEL WAYNE WINSTEAD, ELIZABETH ANN WINSTEAD TO ROBERT T MISKELL, JANICE M. MISKELL RECORDED ON 12/05/1975 IN BOOK 4977 AT 85.