This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jeff Kendig
8 Ligon Ave
Nashville, Tennessee 37207

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash
N/A
,

MAP 071
GROUP 14 0
PARCEL 329.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Junli Shi, a married man,** hereinafter called the , has bargained and sold, and by these presents, does hereby transfer and convey unto **Jeff Kendig**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 40 of Block "A" on the Plan of Eastview Subdivision in the Shwab Property, as of record in Book 547, page 64, Register's Office for said County.

Said Lot No. 40 fronts 50 feet on the north side of Ligon Avenue and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Junli Shi by deed from Estate of Willie Perkins, Jr., dated May 5, 2000, of record in Instrument No 20000509-0046881, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 547, page 64, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 8 Ligon Ave, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeff Kendig, his heirs and assigns, forever, and, covenant with the said GRANTEE that lawfully seized and possessed of said land in fee simple, a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, further covenant and bind , its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

BILL GARRETT, Davidson County
Trans:T20160042947 DEEDWARR
Recvd: 05/23/16 10:37 2 pgs
Fees:13.00 Taxes:511.31
20160523-0051201

WITNESS our hands this the 16th day of May, 2016.

Junli Shi

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Junli Shi, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of May, 2016.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $138,190.89.

AFFIANT

Subscribed and sworn to before me on this 16th day of May, 2016.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY