Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0494HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of May, 2016.

Notary Public
Commission Expires: 10-18-16

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yigi Fu 4705 Grinstead Place Nashville, TN 37216	Same as New Owner	061-03-0-052.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Grover Cleveland Goodwin, III, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yigi Fu

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:

BEING Lot No. 3 on the plan of Lindell Heights, of record in Book 1835, Page 14, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grover Cleveland Goodwin, III and Gloria Jean Goodwin by QuitClaim Deed from Grover Cleveland Goodwin, III, dated 7/26/04 and filed for record on 7/26/04 in Instrument No. 20040726-0089038, in Register's Office for Davidson County, Tennessee. Gloria Jean Goodwin having since died July 9, 2015, leaving Grover Cleveland Goodwin, III as the sole tenant.

Power of Attorney of record in Instrument No. 20160401-0030792, Register's Office for Davidson County, Tennessee.

Grover Cleveland Goodwin, III and Grover Cleveland, III are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4705 Grinstead Place, Nashville, TN 37216.

BILL GARRETT, Davidson County
Trans:T20160047014 DEEDWARR
Recvd: 06/03/16 12:41 2 pgs
Fees:13.00 Taxes:647.50
20160603-0056233

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 we so covenant with 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of May, 2016.

Grover Cleveland Goodwin, III by Stephanie Temple, Attorney in Fact

Grover Cleveland Goodwin, III by Stephanie Temple,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephanie Temple** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Grover Cleveland Goodwin, III** and that she is authorized by **Grover Cleveland Goodwin, III** to execute this instrument on his behalf.

Witness my hand and official seal at Memphis, Tennessee this 27th day of May, 2016.

Victoria Chatman

Notary Public
My Commission Expires: 3-30-20

(Notary Seal)

VICTORIA CHATMAN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-30-2020
SHELBY COUNTY