Davidson County DEEDWARR
Recvd: 06/06/16 11:43 3 pgs
Fees:18.00 Taxes:832.50
20160606-0056753

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167308

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2016.

NOTARY PUBLIC

My commission expires: 1-26-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mina G. Benjamin 2729 Welshcrest Drive Antioch, TN 37013	New Owner	149-15-0A 229.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Five Thousand and 00/100 Dollars ($225,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LIN C. DONG AND HUSBAND, JIN D. DONG**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MINA G. BENJAMIN, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County Tennessee, being Lot 89 on the Plan of Section Four, Cambridge Forest of record in Instrument No. 20000918-0092192, Register's Office for said County to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Lin C. Dong by deed from Durego Lewis and Nakyya Lewis, husband and wife, recorded at Instrument #20050314-0027603, said Register's Office. Lin C. Dong is married to Jin D. Dong. The said Jin D. Dong hereby joinms in this conveyance to waive any marital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 2729 Welshcrest Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD 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 covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of May, 2016.

Lin C. Dong by ____ attorney-in-fact
LIN C. DONG BY DAVID P. WEBBER, ATTORNEY-IN-FACT

Jin D. Dong by ____ attorney-in-fact
JIN D. DONG BY DAVID P. WEBBER, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, David P. Webber, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Lin C. Dong and Jin D, Dong, and acknowledged that he executed the same as the free act and deed of the said Lin C. Dong and Jin D. Dong.

WITNESS my hand and seal, this the 20th day of May, 2016.

Notary Public
My commission expires: 3/10/18



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

