WARRANTY DEED

Julie Hamilton State of Tennessee Notary Public Davidson County

File No. 0001623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haoming Wang	Haoming Wang	09111042000
(NAME)	(NAME)	
4700 Indiana Avenue, Unit B	17 Orchard St. Apt 3	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209	New York NY 10002	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160048451 DEEDWARR
Recvd: 06/08/16 12:35 2 pgs
Fees: 13.00 Taxes: 1480.00

20160608-0057916

FOR AND 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, **Regal Homes Co.,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Haoming Wang and Jennifer Lin, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 603 of Block No. 102, on the Plan of West Nashville of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 603 fronts 25 feet on the Northerly side of Indiana Avenue and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Regal Homes Co., a Tennessee Corporation to Regal Homes Co., a Tennessee Corporation, as recorded on the 3rd day of February, 2016 in Instrument No. 20160203-0010617; part of Warranty Deed from Cindy Kay Cheeves, unmarried to Regal Homes Co. a Tennessee corporation, as recorded on the 30th day of April, 2015 in Instrument No. 20150430-0038834 as corrected in Instrument No. 20150714-0068538; part of Quitclaim Deed from Cindy Kay Cheeves and Clarence E. Beard to Cindy Kay Cheeves, as recorded on the 30th day of April, 2015 in Instrument No. 20150430-0038833; part of Warranty Deed from Raymond O. Pendergrass and wife, Teresa L. Pendergrass to Cindy Kay Cheeves and Clarence E. Beard as Joint Tenants with the right of survivorship, as recorded on the 6th day of May, 1987 in Deed Book 7227, Page 64 and part of Warranty Deed from Tommy Hardy d/b/a Hardy Realty Company and wife, Sandra B. Hardy to Raymond O. Pendergrass and wife, Teresa L. Pendergrass, as recorded on the 20th day of September, 1985 in Deed Book 6660, Page 934, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4700 Indiana Avenue, Unit B, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 6th day of June, 2016.

Regal Homes Co.

Steve Reigle
Its: Vice president

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Steve Reigle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Vice President of Regal Homes Co., a Tennessee Corp., the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as President.

Witness my hand this 6th day of June, 2016.

Notary Public

My commission expires: 7/3/2017

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206