File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58312
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Zhen Wang<br>Lingju Kong<br>1033 Saint Andrews Place<br>Nashville, TN 37204 | **UNITED PREMIER FUNDING LLC**<br>**2645 N. BERKELEY LAKE ROAD, SUITE 138-139**<br>**DULUTH, GEORGIA 30096** |

**TAX MAP PARCEL NUMBERS:** 132010A00800CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$460,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zeqiang Ma and Yang Wang, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Zhen Wang and Lingju Kong, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, tennessee, being Lot No. 8 on the Plan of St. Andrews Place, a Planned Unit Development, of record in Book 6250, page 909, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Zeqiang Ma and spouse, Yang Want, by Warranty Deed from Ramon Nelson, unmarried, dated March 15, 2013 and recorded on March 20, 2013, of record in Inst. No. 20130320-0027557, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 909, said Register's Office, which Plan shows a 20, foot minimum building setback line from St. Andrews Place, a 5 foot easement for public utility purposes along the easterly and westerly side lines of said lot, a 2.5 by 25 foot utility anchor easement located on the northwesterly front corner of said lot, with a fire hydrant lying therein, and a 20 foot easement for landscaping along the rear line of said Lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6856, page 843, Book 7085, page 528, Inst. No. 20120531-0047004, Inst. No. 20120531-0047005, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictive Covenants of record in Book 6658, page 135, said Register's Office; Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances and force main to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Inst. No. 20061127-0145857, said Register's Office.

**This is improved property, known as 1033 Saint Andrews Place, Nashville, TN 37204**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20160049834 DEEDWARR
Recvd: 06/13/16 14:14 2 pgs
Fees:13.00 Taxes:1702.00
20160613-0059604

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 10th day of June, 2016.

**Zeqiang Ma** **Yang Wang**

**State of** Tennessee

**County of** Davidson

On this 10th day of June, 2016, before me the undersigned authority, personally appeared Zeqiang Ma and Yang Wang, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $460,000.00.

Affiant

Sworn and subscribed before me this 10th day of June, 2016.

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary