Davidson County DEEDWARR
Recvd: 06/20/16 16:05 3 pgs
Fees:18.00 Taxes:1017.50
20160620-0062755

WARRANTY DEED

File #2016-231

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00.

Affiant

Subscribed and sworn to before me on June 17, 2016.

NOTARY PUBLIC
My Commission Expires: 12-29-19

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Guobao Weng Fengchen Chen 107 Carriage Court Brentwood, TN 37027	2002 Richard Jones Rd Nashville, TN 37215	171-03-0A-228.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MATTHEW WILLIAM HERMAN, AN UNMARRIED MAN,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **GUOBAO WENG AND FENGCHEN CHEN, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Revision One, Phase Two, Section Five, "Carriage Homes of Fredericksburg", Townhomes of Fredericksburg, as of record in Plat Book 9700, page 578, as amended as Instrument No. 20000804-0077800, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to MATTHEW WILLIAM HERMAN, AN UNMARRIED MAN, by deed from JULIA M. WOOD AND HUSBAND, TERRY E. WOOD, AND NATHAN BROWN AND TRACY BROWN, HUSBAND AND WIFE, of record in Instrument No. 20151002-0100630, dated September 30, 2015, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of

record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 107 Carriage Court, Brentwood, TN 37027.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his 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 our hands on June 16th, 2016.

Grantor:

Matthew William Herman

STATE OF Minnesota
COUNTY OF Hennepin

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MATTHEW WILLIAM HERMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of June, 2016.

Notary Public
My commission expires: 1/31/2019

ABBY GAYLE PEDERSON
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2019

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

