This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 135160B089.00 CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Jian Huang
2810 Bransford Avenue
Nashville, TN 37204

SEND TAX BILLS TO:

New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **GREGORY COLE AND PHOEBE COLE, HUSBAND AND WIFE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SUSIE L CHING LIN AND SPOUSE, JIAN HUANG** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 89, on the Plan of Horizontal Property Regime, Private Element Plat, Woodridge at Nashboro Village, Nashboro Village - Tract 11, as shown by plat appearing of record in Instrument No. 20021120-0143949, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Gregory Cole and Phoebe Cole, husband and wife, by Warranty Deed from Brandi N. Tatum, unmarried, dated April 30, 2014, appearing of record in Instrument No. 20140505-0038059, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 580 Flintlock Court, Nashville, TN, 37217.

TO HAVE AND TO HOLD the 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 covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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

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BILL GARRETT, Davidson County
Trans:T20160059927 DEEDWARR
Recvd: 07/13/16 11:08 2 pgs
Fees:13.00 Taxes:462.50
20160713-0071722

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 8 day of July, 2016.

Gregory ~~Cole~~ Cole

Phoebe Cole

Phoebe Cole

New York

STATE OF ~~TENNESSEE~~)
Oswego)
COUNTY OF ~~RUTHERFORD~~)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Gregory Cole and Phoebe Cole, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 8 day of July, 2016.

NOTARY PUBLIC

My Commission Expires: January 19, 2020

SARAH BIXLER
No. 01BI6335898
Notary Public, State of New York
Qualified in Oswego County
Commission Expires January 19, 2020

SARAH BIXLER NOTARY PUBLIC STATE OF NEW YORK

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Phoebe Cole

AFFIANT

Sworn to and subscribed before me this 8 day of July, 2016.

NOTARY PUBLIC

My Commission Expires: January 19, 2020

SARAH BIXLER
No. 01BI6335898
Notary Public, State of New York
Qualified in Oswego County
Commission Expires January 19, 2020

SARAH BIXLER NOTARY PUBLIC STATE OF NEW YORK

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