Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File #10828

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

wiSTATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $450,000.00 (Four Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 8th day of July, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

BILL GARRETT, Davidson County
Trans:T20160060362 DEEDWARR
Recvd: 07/14/16 10:31 2 pgs
Fees:13.00 Taxes:1665.00
20160714-0072216

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Joshua Malnofski 2258 Castleman Drive Nashville, TN 37215	Joshua Malnofski 2017 Galbraith Dr Nashville tn 37215	13101008000

WARRANTY DEED

FOR AND IN 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/WE, **JA-NAN YU AND WIFE, SHENG MEI YU**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSHUA MALNOFSKI,*** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of B.N. Stammer Subdivision, of record in Book 1424, Page 23, Register's Office for said County.

Said Lot No. 43, fronts 100.00 feet on the Northerly margin of Castleman Drive and extends back between parallel lines 250.00 feet to a dead line in the rear.

Being the same property conveyed to Ja-Nan Yu and wife, Sheng Mei Yu by Warranty Deed from David H. Powelson and wife, Linda Powelson of record in Book 6015, Page 643, Register's Office for Davidson County, Tennessee.

Being also known as 2258 Castleman Drive, Nashville, Tennessee 37215.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2258 CASTLEMAN DRIVE** **NASHVILLE, TN 37215**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2016064226

WITNESS, this 8th day of July, 2016

Ja-Nan Yu

Sheng Mei Yu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of July, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ja-Nan Yu and Sheng Mei Yu** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of July, 2016.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____