Davidson County DEEDWARR
Recvd: 07/21/16 11:07 5 pgs
Fees:28.00 Taxes:925.00

20160721-0075115

WARRANTY DEED

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of July 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jie Lin,Hua Bao Lin and Bang Li	Fairway Independent Mortgage Corporation	173 15 0A 020.00
(NAME)	(NAME)	
120 Claybrook Lane	6852 Pinecrest Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew Paul Berry and Jeriann Berry husband and wife and Barbara Roberta Berry married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jie Lin, a single man and Hua Bao Lin and Bang Li husband and wife**, hereinafter called the Grantees, 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. 20 on the Plan of Mill Run Subdivision, Phase I, of record in Book 11700, Page 27, Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Andrew Begin and wife, Diana C. Begin by Warranty Deed from Robert C. Gray, married dated February 18, 2011 and recorded March 30, 2011 as Instrument No. 20110330-0024346, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Andrew Paul Berry and Jeriann Berry, husband and wife, and Barbara Roberta Berry, a married woman by Warranty Deed from Andrew Begin and wife, Diana C. Begin dated May 27, 2015 and recorded June 1, 2015 as Instrument No. 20150601-0050372, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-163454SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 120 Claybrook Ln, Antioch, TN 37013

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, has 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 our hands this 18th day of July, 2016.

Andrew Paul Berry
Andrew Paul Berry

Jerlann Berry
Jerlann Berry

Barbara Roberta Berry
Barbara Roberta Berry
by her attorney-in-fact Andrew Paul Berry

The subject property is neither the principal residence of Barbara Roberta Berry nor her spouse or any dependent.

File Number: GRN-163454SSO

STATE OF TENNESSEE

COUNTY OF Davidson

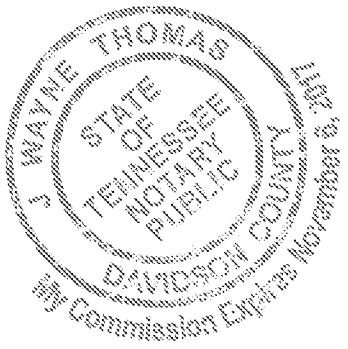
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Andrew Paul Berry and Jeriann Berry and Barbara Roberta Berry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2016.

Notary Public

My Commission Expires:

(SEAL)



File Number: GRN-163454SSO

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Andrew Shaffery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Barbara Roberts Berry, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of *, for the purposes therein contained.

* Barbara Roberts Berry

Witness my hand and official seal, this the 18th of July, 2016.

Notary Public

My Commission Expires:

(SEAL)

J. WAYNE THOMAS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires November 6, 2017

File Number: GRN-163454SSO

True Copy Certification

I, Christi M. Johnston, 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 Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

{Notary' Seal}