WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Therman Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
430[illegible] HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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).
Yijia Wang	SAME	072 11 0 505.00
(NAME)	(NAME)	
1428 A Litton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Five Thousand Nine Hundred And No/100 Dollars ($135,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Therman Stewart, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yijia Wang, a married man**, 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:

Being Lot No. 1-B of the Zone Lot Division of Lots Nos. 1 and 2 of the Resubdivision of Lots No. 2 and Lot No. 4 on the plan of W.J. Meyers Subdivision of certain lots in Maxey's Addition Brownsville, of record in Book 6200, Page 211, and amended in Book 6200, Page 359, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Therman Stewart, an unmarried man by Warranty Deed from Jay Wilfong dated May 17, 2005 and recorded May 19, 2005 as Instrument No. 20050519-0056426, in said Register's Office for Davidson County, Tennessee.

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 1428 A Litton Avenue, Nashville, TN 37216

File Number: GRN-164596SSO

BILL GARRETT, Davidson County
Trans: T20160063620 DEEDWARR
Recvd: 07/25/16 09:43 2 pgs
Fees: 13.00 Taxes: 502.83
20160725-0076122

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 22nd day of July, 2016.

Therman Stewart

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 Therman Stewart, an unmarried man, 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 22nd of July, 2016.

Notary Public

My Commission Expires: 4-20-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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