WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066189 DEEDWARR
Recvd: 08/02/16 09:00 3 pgs
Fees:18.00 Taxes:1032.30
20160802-0079426

MST 2016-0951

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2016

Notary Public

MY COMMISSION EXPIRES: 10/10/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wenting Xie	New Owner	172-15-0A-011.00-CO
(NAME)	(NAME)	
808 Petrie Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James R. Summers and Sandra L. Summers, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wenting Xie,** 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: UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section One, Holt Woods, R20 Residential P.U.D. of record in Plat Book 7900, Page (s) 878 and 879, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James R. Summers and Sandra L. Summers, husband and wife by Warranty deed from Curtis E. Williams and wife, Patricia A. Williams of record in Instrument No. 20131104-0114147 Register's Office for Davidson County, Tennessee, dated November 01, 2013 and recorded on November 04, 2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2016, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 878 and 879, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of P.U.D. Boundary Plat record in Plat Book 7900, Page 668, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9570, Page 22, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter of Holt Woods of record in Book 9570, Page 5, said Register's Office. By-Laws of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee. Quitclaim Deed to Holt Woods Homeowners Association of record in Instrument No. 20020807-0095356, Register's Office for Davidson County, Tennessee. Easement and Joint Roadway Use and Maintenance Agreement of record in

Book 5707, Page 706 and amended in Book 5720, Page 183, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 808 Petrie Court, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my/our hand(s) this 29th DAY OF July, 2016.

James R. Summers

Sandra L. Summers

STATE OF Tennessee

COUNTY OF Williamson

ym James R. Summers and Sandra L. Summers

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2016.

Notary Public

My Commission Expires: 7-11-2020

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: _____