WARRANTY DEED

CHRISTOPHER R. JACKSON 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 **$285,000.00**.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2016.

Notary Public

My commission expires: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph A. Haas **Xuyao Lin**	American Financial Resources	**Map 109-08-0-A Parcel 023.00co**
3049 Cooks Landing Court	9 Sylvan Way	**Davidson County DEEDWARR** **Recvd: 08/11/16 12:32 3 pgs** **Fees:18.00 Taxes:1054.50** **20160811-0083647**
Hermitage, Tennessee 37076	Parsippany, NY 07054	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Aaron Walters and Jaclyn Walters, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph A. Haas and Xuyao Lin

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. 23 on the Final Plat of Cooks Landing Subdivision, a Planned Unit Development, as of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Aaron Walters and Jaclyn Walters, husband and wife, by Deed dated December 18, 2012 from Citizens Homes, Inc., a Delaware corporation, of record in Instrument No. 20121220-0117401, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20110510-0035834, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions and By-Laws for Cooks Landing, of record in Instrument No. 20111215-0097520, Register's Office for Davidson County, Tennessee. (3) Metro Letter as to sewage soil absorption system of record in Book 5665, Page 843, Register's Office for Davidson County, Tennessee. (4) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070712-0082836, Register's Office for Davidson County, Tennessee. (5) Dedication of common areas to Cook's Landing Homeowners' Association, Inc., of record in Instrument No. 20140620-0054085, said Register's Office. (6) Charter of Cook's Landing Homeowners' Association, Inc. of record in Instrument No. 20130904-0093368, Register's Office for Davidson County, Tennessee. (7) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_X__) Unimproved (____) property, known as **3049 Cooks Landing Court, Hermitage, Tennessee 37076**

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 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 **10th** day of **August, 2016.**

Aaron Walters

Jaclyn Walters

STATE OF ~~TENNESSEE~~ INDIANA)
COUNTY OF ~~DAVIDSON~~ VIGO)

Personally appeared before me, a Notary Public of said County and State, **Aaron Walters and Jaclyn Walters,** the within named sellers, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **August, 2016.**

Darla K Hopper
Notary Public

My Commission Expires: 2/25/2020

DARLA K. HOPPER
Notary Public, State of Indiana
Vigo County
Commission # 632902
My Commission Expires
February 25, 2020

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

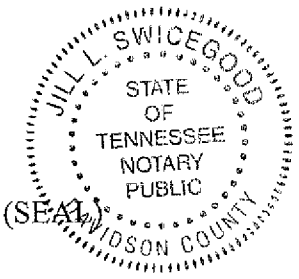
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018