WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Binlin Qin Yun Lan	Binlin Qin	1470007600
(NAME)	(NAME)	
5041 Edmondson Pike	101 Lynnbrook Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160077277 DEEDWARR
Recvd: 09/02/16 13:06 2 pgs
Fees:13.00 Taxes:769.60
20160902-0092655

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Shirley A. Bate a/k/a Shirley Dodd Bate,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Binlin Qin and Yun Lan,** 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. 321 on the Plan of Caldwell County, Estates, Section Five, as of record in Book 3300, Page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 321 fronts 97.0 feet on the northwesterly side of Edmondson Pike and extends back 102.3 feet on the northeasterly line and 138 on the southwesterly line to a dead line in the rear, which is a broken line, measuring 113.3 feet thereon.

Being the same property conveyed to Shirley A. Bate a/k/a Shirley Dodd Bate by Quitclaim Deed from Beth Rizor of record in Instrument NO. 20160429-0042316, Register's office for said county.

Included in this legal description, but excluded from this conveyance, said property of record in Book 7099, Page 13, Register's office for said property.

unimproved ☐

This is improved ☑ property, known as 5041 Edmondson Pike, 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 hands this 17th day of August, 2016.

a Shirley A. Bate a/k/a Shirley Dodd Bate
By: Beth Rizor, as her attorney in fact

Shirley A. Bate a/k/a Shirley Dodd Bate
By: Beth Rizor, as her attorney in fact

State of Tennessee
County of Williamson

On this the 16th day August, 2016, before me personally appeared Beth Rizor, the person who executed the foregoing instrument on behalf of Shirley A. Bate a/k/a Shirley Dodd Bateand who acknowledged that he executed the same as the free act and deed of the said Shirley A. Bate a/k/a Shirley Dodd Bate, through Power of Attorney granted him by the said Shirley A. Bate a/k/a Shirley Dodd Bate.

Witness my hand and official seal at Franklin, Tennessee, this 16th day August , 2016.

Notary Public

My commission ~~expires~~:

