WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

CDZ
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Minggang Chen	New Owner	16209014500
(NAME)	(NAME)	BILL GARRETT, Davidson County
729 Meeting St.		Trans:T20160087784 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 10/05/16 14:05 2 pgs
Franklin, TN 37064		Fees:13.00 Taxes:314.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20161005-0105349

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeffrey T. Hale, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael Minggang Chen and Shelley Shan, husband and wife**, hereinafter called the GRANTEE (S), his heirs and/or 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. 46-B on the Plan of Zone Lot Division Lot No. 45, 46, 48 & 49 Revised Section 6, Cedarwood Estates of Record in Plat Book 6250, Page 517, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey T. Hale by Deed dated 12/22/1993 from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 9199, Page 399, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat in Book 6250, Page 517; (2) Grant of Easement Transmission Easement of record in Instrument 201301080002323; (3) Grant of Transmission Line Easement of record in Instrument 201301080002325, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 527 Cedar Drive, 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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 hand this 3rd day of October, 2016.

Jeffrey T. Hale

Jeffrey T. Hale

State of Alabama
County of Lauderdale

Personally appeared before me Jeffrey T. Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3 day of October, 2016.

Hope Etheridge

Notary Public

Notary Public Jill Swicegood
My Commission Expires: _____

MY COMMISSION EXPIRES JANUARY 4, 2020

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129