WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160094549 DEEDWARR
Recvd: 10/26/16 11:16 2 pgs
Fees: 13.00 Taxes: 610.50
20161026-0113147

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 9-7-2020

(AFFIX SEAL)

LARA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ying Lu	Ying Lu	Map 161-1-A
(NAME)	(NAME)	
5296 Edmondson Pike	1512 Sugarwood Drive	Parcel 80.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Fredrick R Brooks, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ying Lu and Zhen Chun Dong, husband and wife,** 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 Unit No. 5296 together with Garage No. 1, of Danbury Condominiums, established by Master Deed of record in Book 6612, page 75, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to said Unit. Reference is hereby made to Exhibit "C" of the Master Deed of record in Book 6612, page 75, for a more complete description of Unit.

Being the same property conveyed to Frederick R. Brooks, married by Warranty Deed from Janet L. Leach, filed for record on December 9, 2003 as Instrument No. 20031209-0176649, Register's Office for Davidson County, Tennessee. Frederick R. Brooks name was inadvertently spelled incorrectly when conveyed to him, his correct spelling of his name is Fredrick R. Brooks.

The said property is not the homestead property of the Grantor.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5296 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 25th day of October, 2016.

Fredrick R Brooks

State of Tennessee
County of Davidson

Personally appeared before me Fredrick R Brooks, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of October, 2016.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 37280

