Prepared and Record and Return to:

Fearnley Martin & McDonald
25 Century Blvd. Ste 402
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20160098945 DEEDWARR
Recvd: 11/08/16 14:22 2 pgs
Fees:13.00 Taxes:1295.00
20161108-0118294

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2016.

Notary Public

My commission expires: 9-10-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Feng Yan	Owners at Property	**098-06-0A-166.00 CO**
2005 Hawks Nest Drive	Address	
Hermitage, TN 37076		

FOR AND IN 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,

Michael Graham and Catherine J. Graham

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

Feng Yan and wife Zhilin Li

HEREINAFTER CALLED THE GRANTEE, HIS 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(s) 150, as shown on the map entitled the Plan of Phase Two, Section A, Bridgewater, of record in Instrument No. 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL GRAHAM AND WIFE, CATHERINE J. GRAHAM, by deed from THE JONES COMPANY OF TENNESSEE, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, of record in Instrument No. 20080304-0021805, dated March 3, 2008, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **2005 Hawks Nest Drive, Hermitage, TN 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, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 7th day of November, 2016.

Michael Graham

Catherine J. Graham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michael Graham and Catherine J. Graham**, the bargainor(s) 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, at office, this **7th** day of **November, 2016.**

~~Notary Public~~

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY